# YESLER SEATTLE RESIDENTIAL

## FUNDING APPLICATION

09 SEPTEMBER 2022

ACLT | Adjaye Associates | GGLO

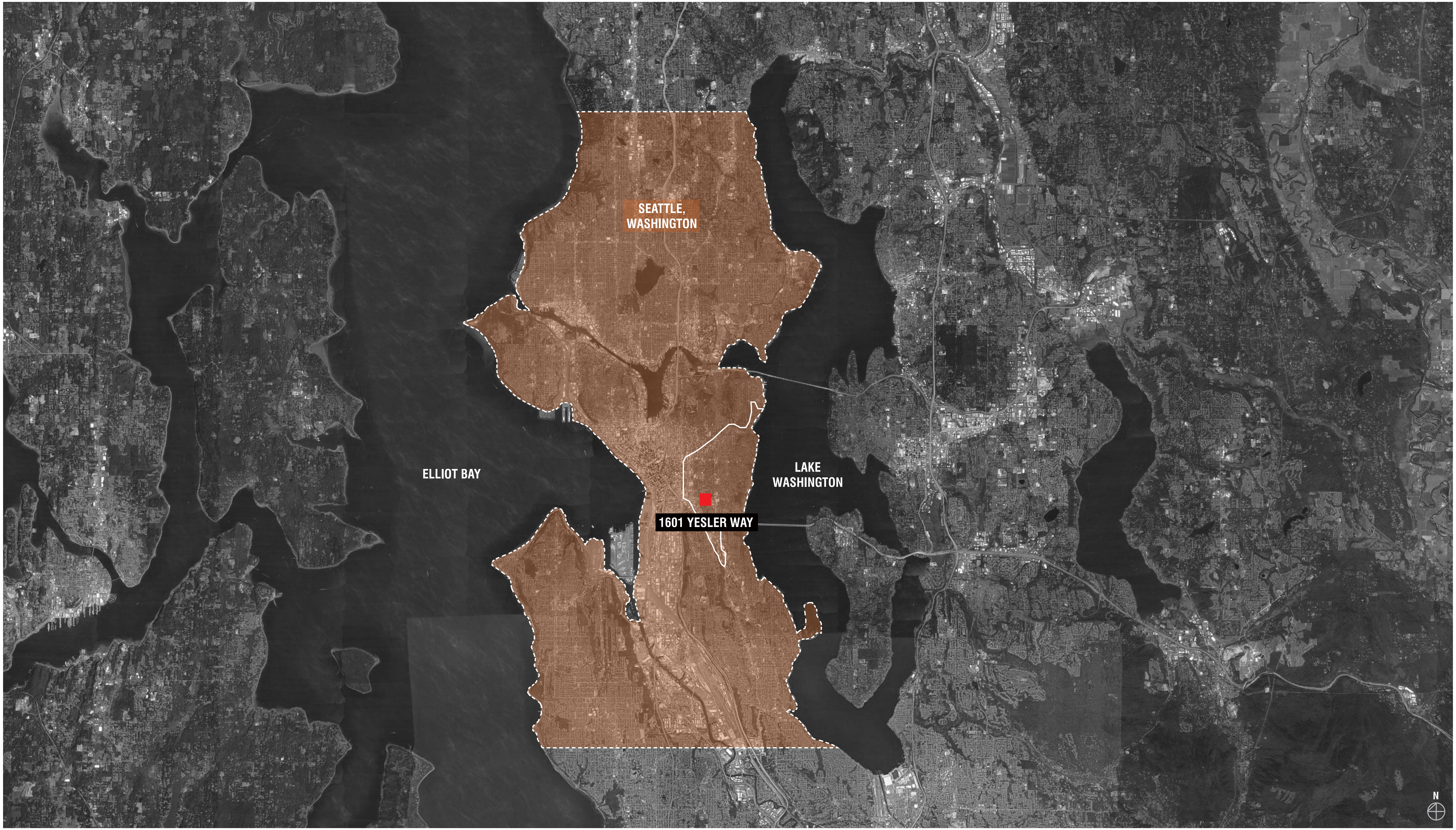
# RESEARCH

## HISTORIC OVERVIEW

Adjaye Associates

# YESLER SEATTLE RESIDENTIAL

## REGIONAL SCALE


SEATTLE, WASHINGTON
ELLIOT BAY
LAKE WASHINGTON
1601 YESLER WAY
N

# YESLER SEATTLE RESIDENTIAL
## FIRST RESIDENTS

The central Seattle neighborhood, sometimes called the Central District or CD, is the heart of residential and rental Seattle. The city's history and growth followed north-south and west-east wildlife and Native paths through the Central Area zone. Like spokes on a wheel, Seattle's 170-year life as a settlement has been monitored, nudged, and enriched by Central Area activity.

The Central Area's first residents were Native Americans, along with deer, bear, coyotes, racoons, mink, otter, ducks, geese, coot, grebe, and loons. Native Americans from northern climates followed the melting ice to find food and temperate conditions along the shorelines, valleys, and the nearby hillsides. Traditionally, fishing was the most important source of food.

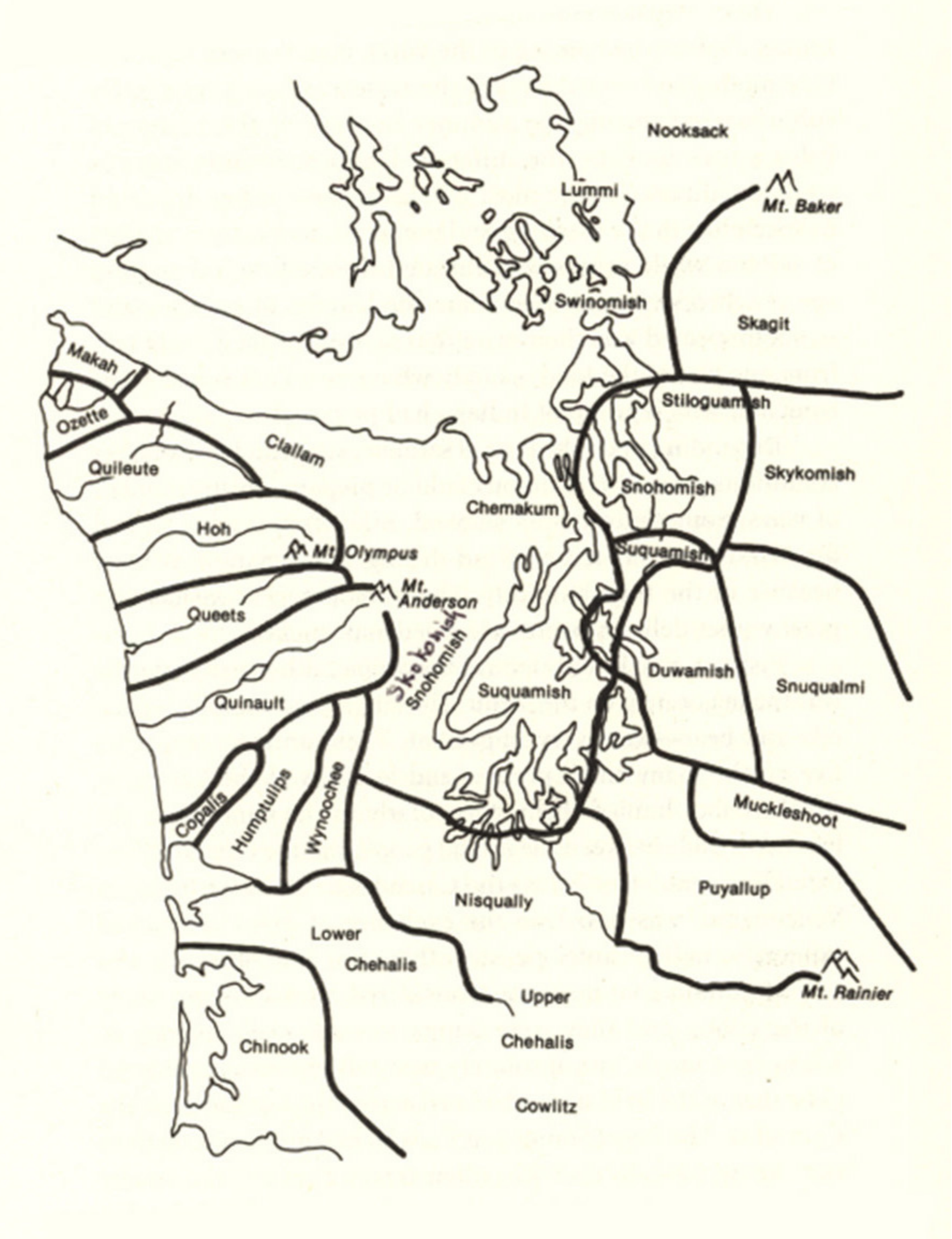
Pioneer family names such as Collins, Van Asselt, Mapel, Denny, Yesler, Boren, Low, Bell, and Terry found the hillsides and valleys of Seattle's Central Area just right for business and family. The region boasted what appeared to be endless forests, water routes to everywhere, and a temperate climate.

Puget Sound Native Americans fishing from wooden platform (1890)

Duwamish Canoe with traditional longhouse in background (1893)

Dugout canoes made of wood, chisels, wedges struck with hand mauls

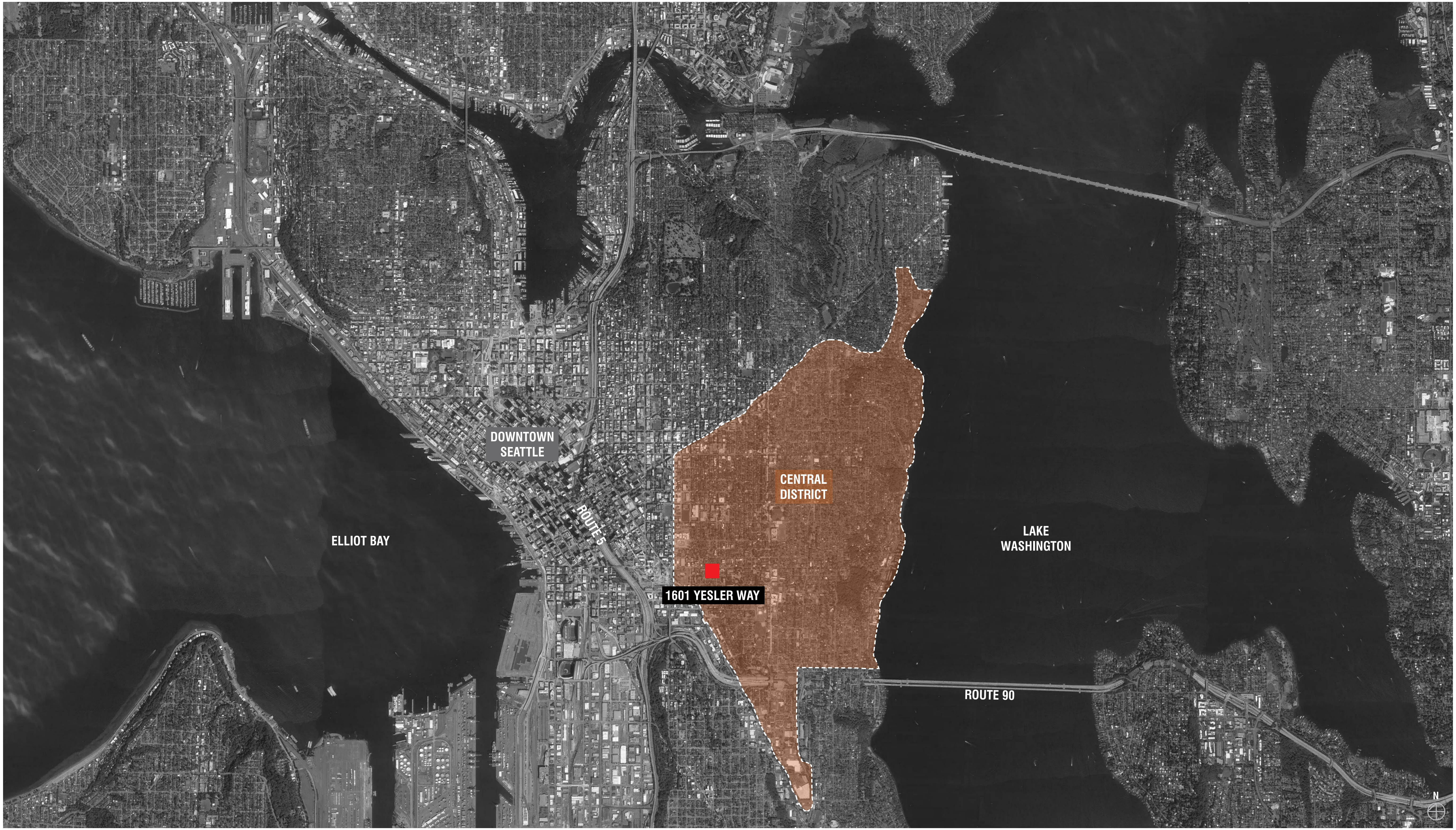
Native craft of weaving


Nooksack
Lummi
Mt. Baker
Swinomish
Skagit
Makah
Ozette
Clallam
Stiloguamish
Quileute
Skykomish
Chemakum
Snohomish
Hoh
Mt Olympus
Suquamish
Mt. Anderson
Queets
Skokomish
Snohomish
Suquamish
Duwamish
Snuqualmi
Quinault
Copalis
Humptulips
Wynoochee
Muckleshoot
Puyallup
Nisqually
Lower
Chehalis
Upper
Chehalis
Chinook
Cowlitz
Mt. Rainier

The traditional lands of the tribes of western Washington

# YESLER SEATTLE RESIDENTIAL

## CITY SCALE


DOWNTOWN SEATTLE
CENTRAL DISTRICT
ROUTE 5
ELLIOT BAY
LAKE WASHINGTON
1601 YESLER WAY
ROUTE 90
N

# YESLER SEATTLE RESIDENTIAL
## CENTRAL DISTRICT | TIMELINE

1852

Manuel Lopez, one of Seattle's first Black residents, bought about 12 acres of land and settled near Madison Valley.

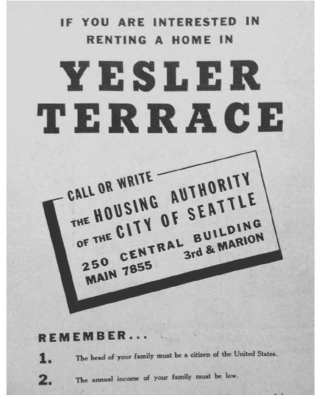
1920

14585
12-25-36

Chinatown (1920s)

1940

Seattle quickly became home to many Black and pan-Asian populations. In the late 1800's, 3,000 Black people lived in the Central District, while much of the Chinese and Japanese populations lived in the surrounding Chinatown.



IF YOU ARE INTERESTED IN
RENTING A HOME IN

YESLER
TERRACE

CALL OR WRITE
THE HOUSING AUTHORITY
OF THE CITY OF SEATTLE
250 CENTRAL BUILDING
3rd & MARION
MAIN 7855

REMEMBER...

1. The head of your family must be a citizen of the United States.
2. The annual income of your family must be low.

Public notice, Yesler Terrace low-income housing availability, Seattle (1941)

Yesler Terrace low-income housing, Seattle (1943)

1950

Black Seattle around the Central District grew by 164 percent during the war years and another 169 percent between 1945 and 1960, and in the process was met with the arrival of thousands of rural Black populations from Oklahoma, Texas, Arkansas and Louisiana.

18518-3
1-18-55

Central District became increasingly segregated in the mid-20th century;Between 1950 and 1960, some parts grew from 45% to 84% Black.

1960

23rd Avenue looking south from Union Street Seattle

Parts of Central District grew to over 35% Asian and Pacific Islander populations.

Nowadays, Central District is primarily made of local businesses created over the years.

The housing in Central District has changed as well. In the 2010s, 91.5% of the housing units available in Central District are occupied.

UNJUST
EVICTIONS
Community
for better livi

A tenants' rights campaign (1967)

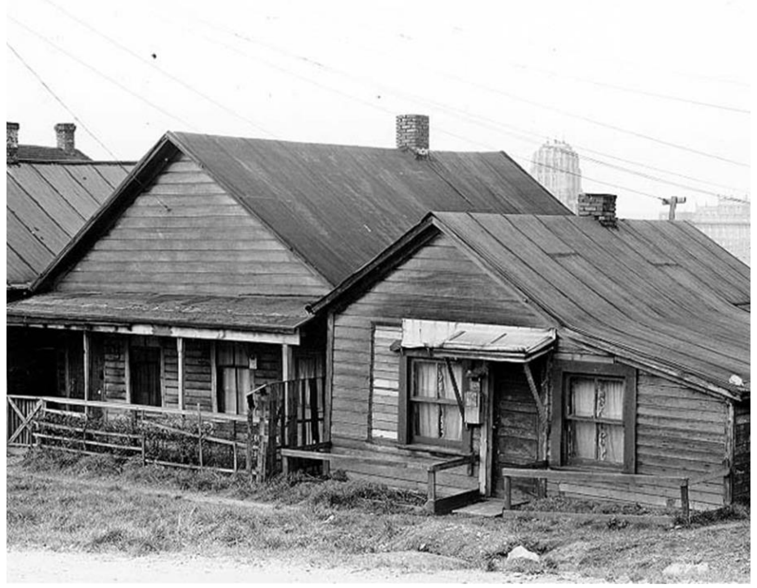
1970

# YESLER SEATTLE RESIDENTIAL
## CENTRAL DISTRICT | CULTURAL HERITAGE

The population of Seattle had grown to 42,837 in 1890, a 1,212% increase over the total population of 3,533 in 1880.

Early developments on Yesler Way (1875)

Historical Bikur Cholim Synagogue


First Hill, future site of Yesler Terrace low-income housing

William Grose Home, near 23rd Avenue and Madison St

1316
THE HOFFMAN CLOAK & SUIT Co
1316
$1.00
SEE WINDOWS
$2.00
SEE WINDOWS
$3.00
THE HOFFMAN CLOAK & SUIT Co
HOFFMAN CLOAK & SUIT Co
DOLLAR SALE
HOFFMANS
THE HOFFMAN CLOAK & SUIT Co
DOLLAR SALE
Crowd in front of Hoffman Cloak and Suit Company (1913)

Historical Bikur Cholim Synagogue

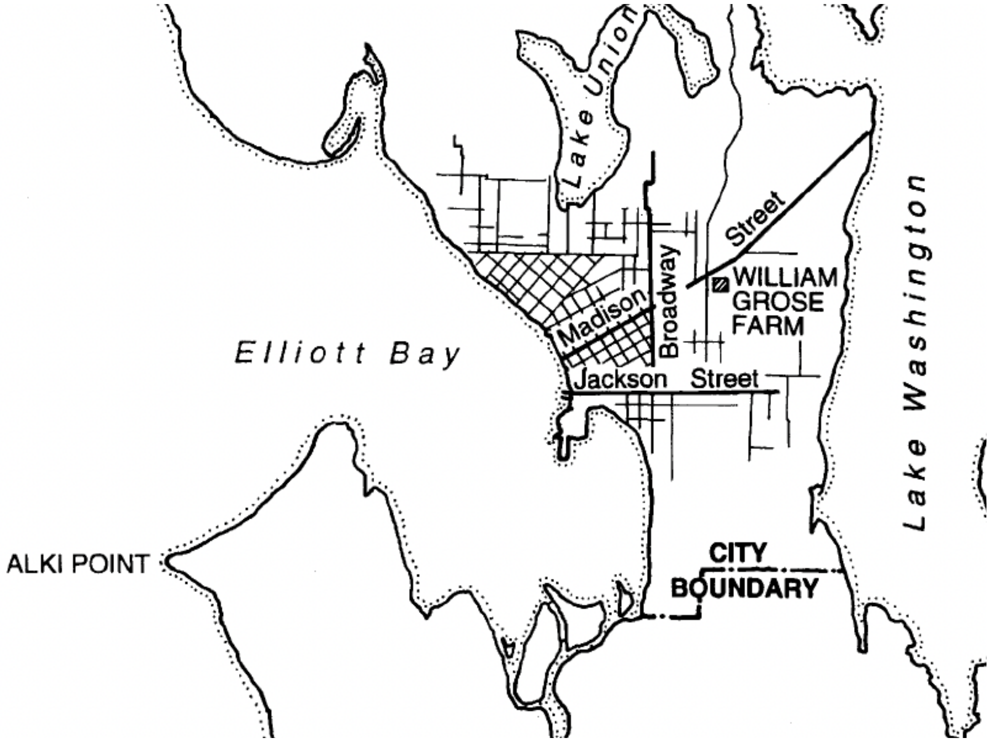
Barbershop on 23rd Avenue

Family at Rainier Vista war-worker housing (1943)

# YESLER SEATTLE RESIDENTIAL

## CENTRAL DISTRICT | GROWTH

Central District (1961)



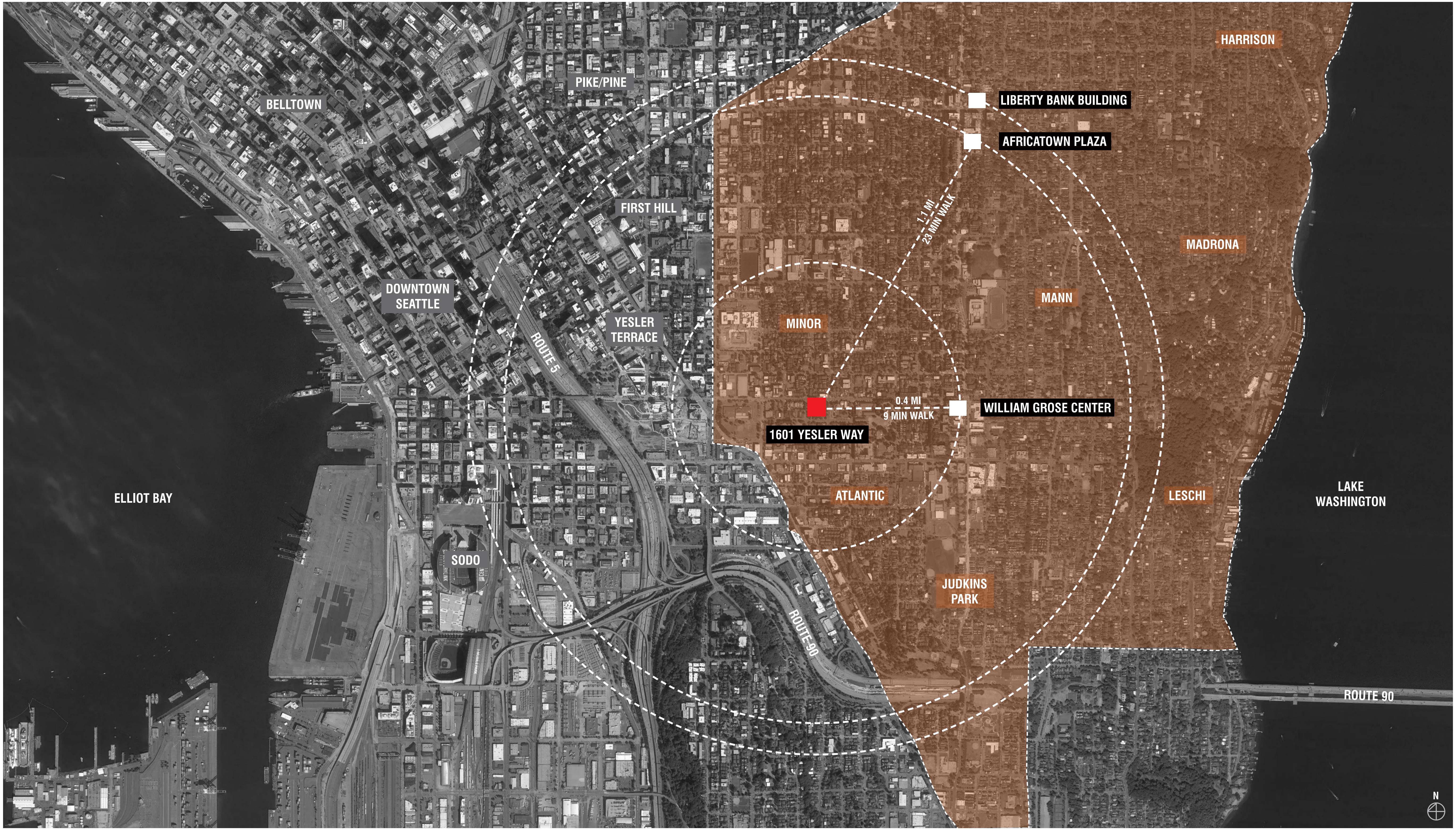
Map of Seattle (1894)

As Seattle's port increased, sailors and dock workers from throughout the world drifted into the burgeoning town. Among these seafarers were African Americans seeking jobs and escaping "Jim Crow" in the Old South. Notable among the Black newcomers was William Grose, owner of a hotel and restaurant called "Our House" in Seattle's "Skid Road," a historic neighborhood of lower-class Black families and single male immigrants. After the Great Seattle Fire of 1889, Grose lost his business, but then purchased a 12-acre ranch bordering the north end of the Central District.

William Grose established a small farm between 23rd and 27th Avenues and Howell and Olive Streets. As more Black families arrived in Seattle in the late 1880s and early 1890s, Grose helped many of them secure homes by selling them lots from his parcel. His residence grew into what became known as the Central Area. Redlining in other parts of town led to Black, Asian, and Latinx populations in Central District gaining critical mass.

# YESLER SEATTLE RESIDENTIAL
## DISTRICT SCALE

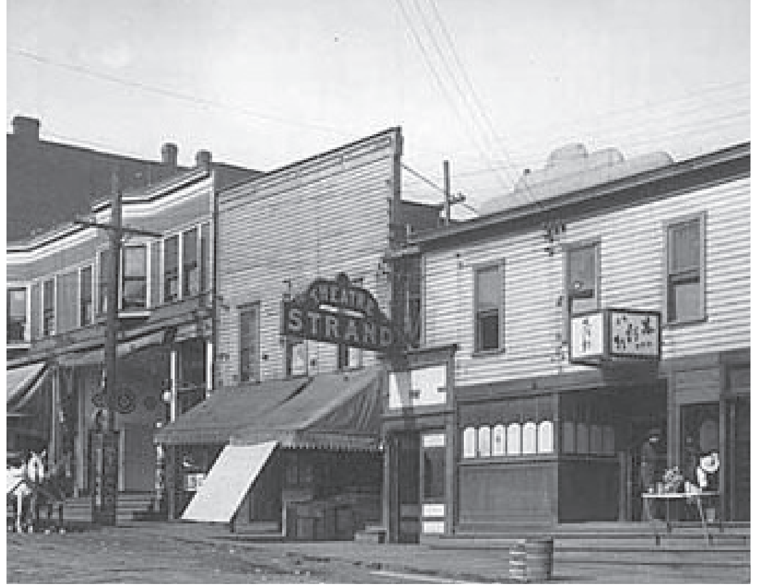
> “[Seattle’s] Africatown really was [about] reclaiming the narrative and embracing the best of our experiences, both here in the Central District... and throughout our time here in the country... how that can be used as a foundation of inspiration for what we build as a future for Black Communities.”
> - K. Wyking Garrett, President of Africatown Community Land Trust


HARRISON
LIBERTY BANK BUILDING
AFRICATOWN PLAZA
PIKE/PINE
BELLTOWN
FIRST HILL
1.1 MI
23 MIN WALK
MADRONA
DOWNTOWN SEATTLE
MANN
MINOR
YESLER TERRACE
ROUTE 5
0.4 MI
9 MIN WALK
WILLIAM GROSE CENTER
1601 YESLER WAY
ELLIOT BAY
ATLANTIC
LESCHI
LAKE WASHINGTON
SODO
JUDKINS PARK
ROUTE 90
ROUTE 90
N

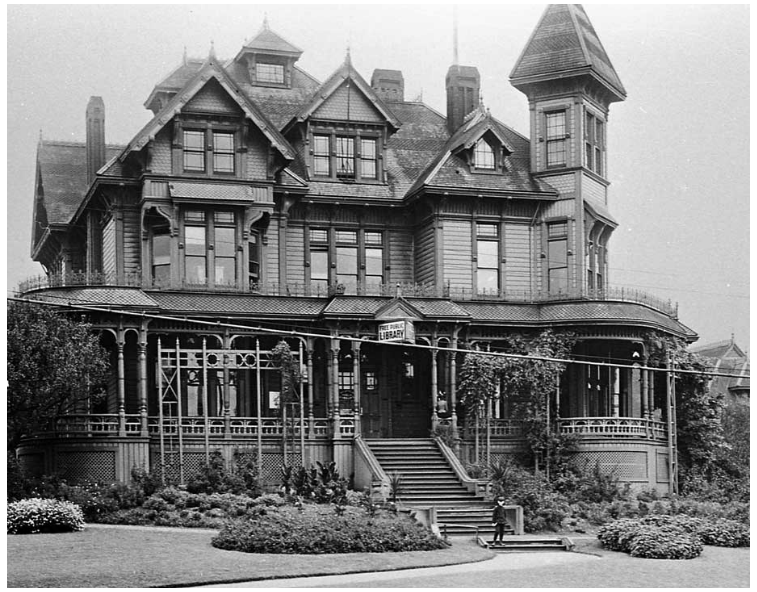
# YESLER SEATTLE RESIDENTIAL

## CENTRAL DISTRICT | YESLER-JACKSON CHARACTER

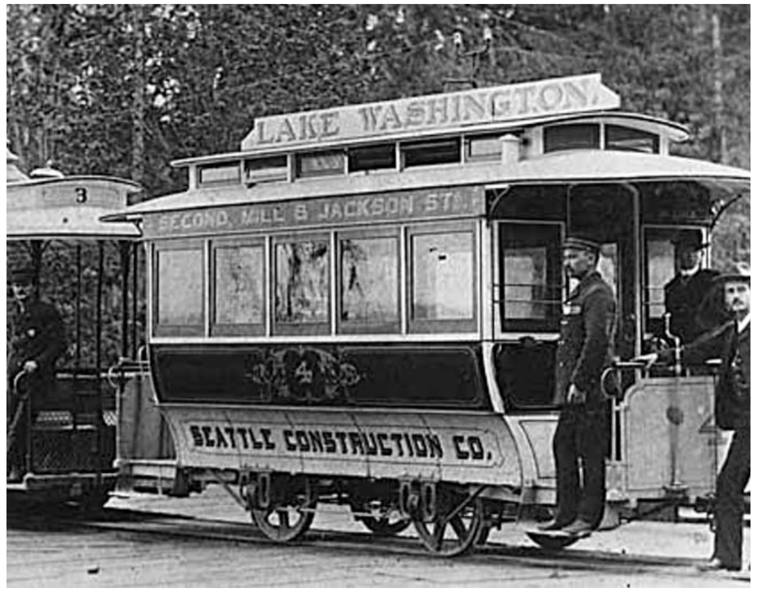
By 1890, Yesler-Jackson, previously an area of Victorian homes, had become a neighborhood of “third-class” hotels, lodging houses, saloons and shops which catered to Seattle’s sailors, loggers and railroad workers. This was home to most of the city’s low-income Black and Asian people, who frequently competed for both housing and businesses.



“Sporting clubs” along Yesler Way

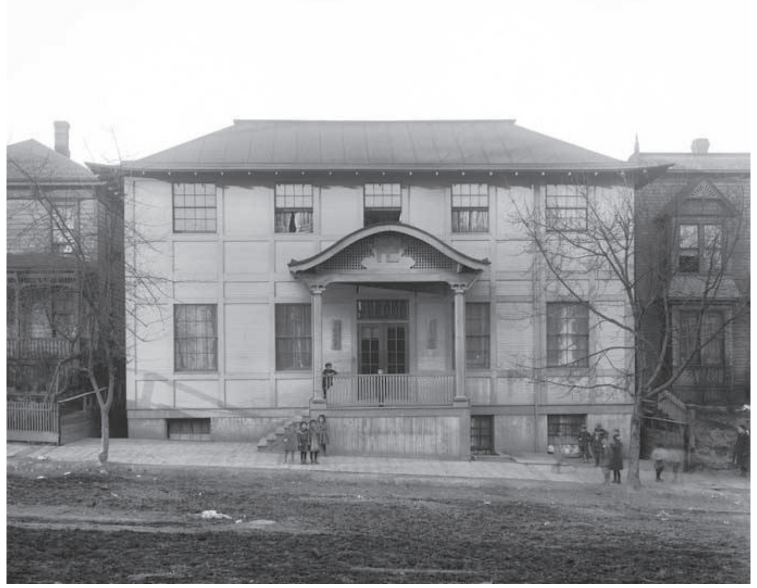


Victorian architecture of the Yesler Mansion

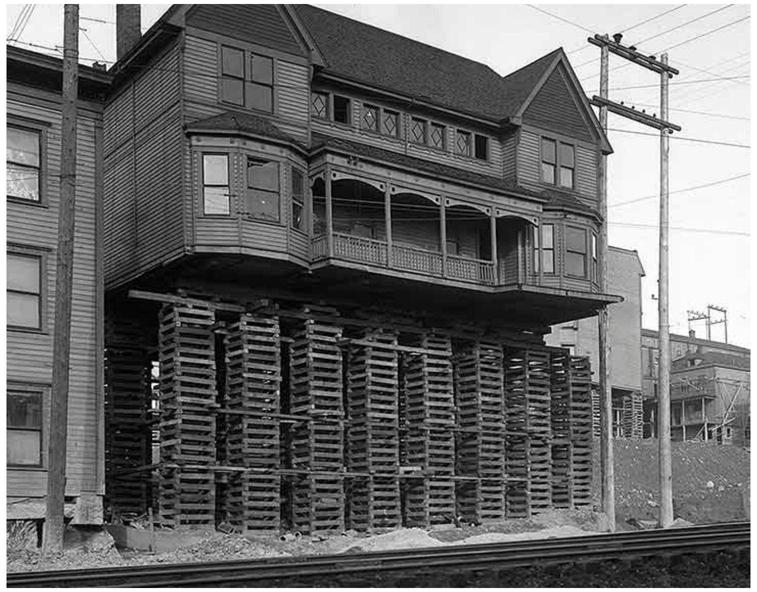

LAKE WASHINGTON
SECOND, MILL & JACKSON ST.
SEATTLE CONSTRUCTION CO.

Yesler St cable cars

Jackson St



Seattle Betsuin Buddhist Temple (1941)



Japanese Baptist Church (1910)

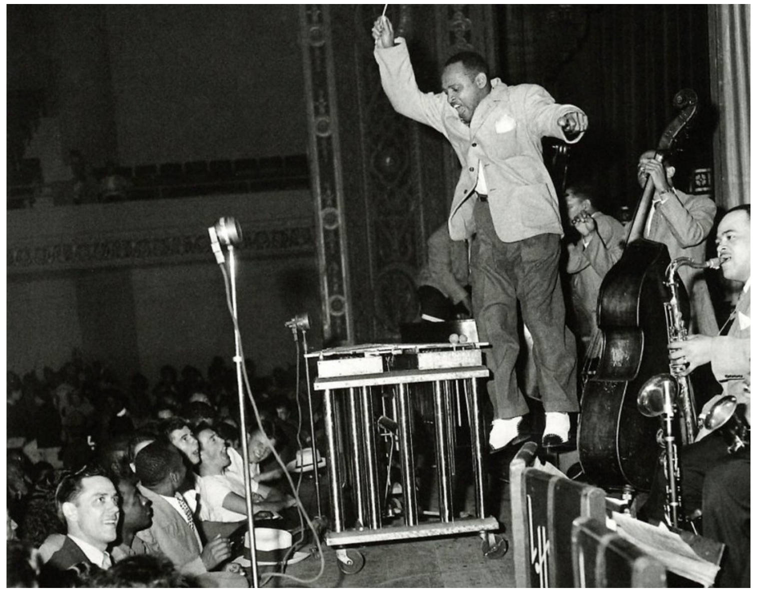
COFFEE
RICE &

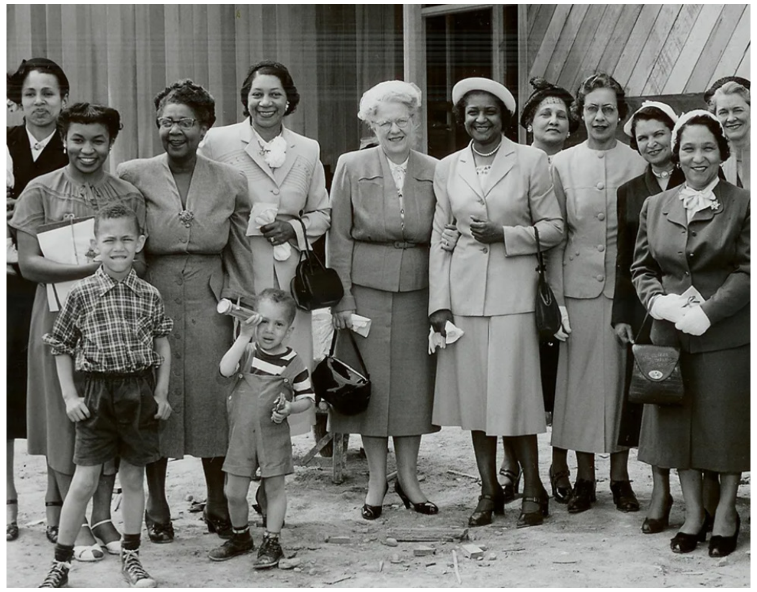
Chinese general-merchandise store (1905)

The Rocking Chair, a Yesler nightclub (1940s)

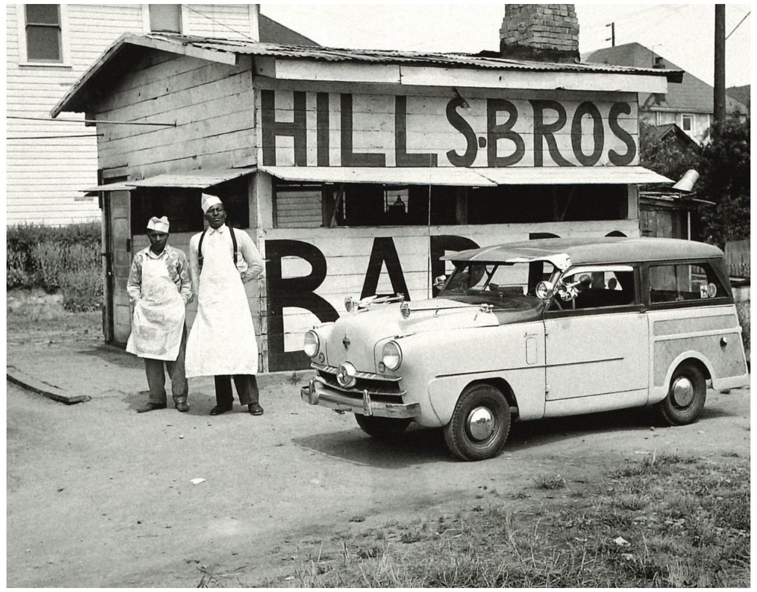
## YESLER SEATTLE RESIDENTIAL
### CENTRAL DISTRICT | BLACK COMMUNITY CULTURAL HUB

By World War II the neighborhoods of Yesler-Jackson and East Madison would expand into one another and form the Central District. Described by Garrett as a once, “self-sustaining community . . . with a high percentage of Black homeowners and Black businesses [that] have mostly been dispersed into the surrounding counties,” the Central District became the cultural hub for African Americans.


Dizzie Gillespie plays at the Senator Ballroom (1949)


Phillis Wheatley TWCA women and families (1952)

Nightlife scenes (1940s)

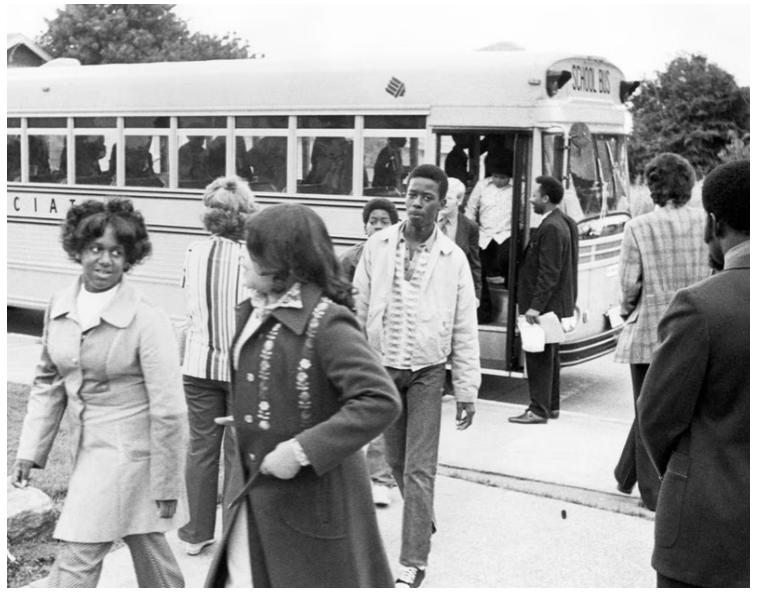


Hillsbros BBQ, a roadside eatery that stayed open until the 1990s

Central Area African-American Mardi Gras celebration (1955)

Nightlife scenes (1940s)

AMUSEMENT Center
ARCADE
ADMISSION FRE
NOVELTIES
Black WWII soldiers (1944)

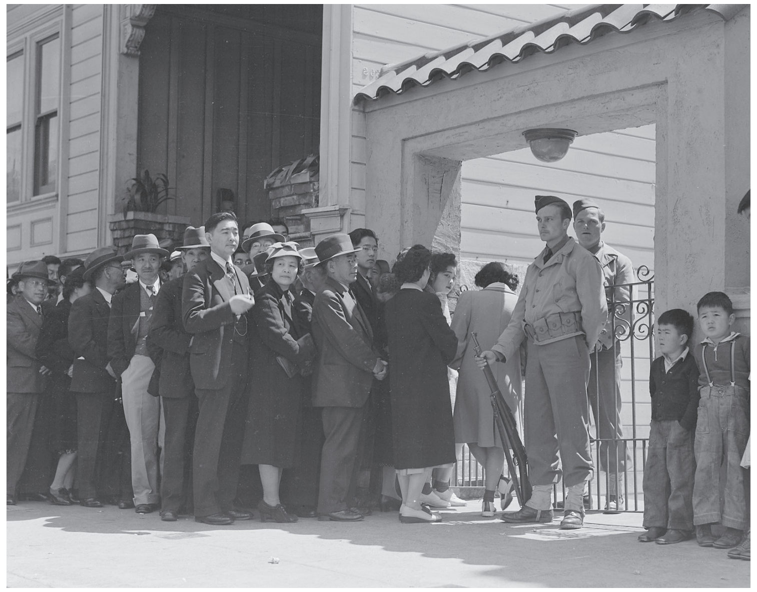


Black students arriving at Wilson Middle School on first day of mandatory busing, Seattle (1972)

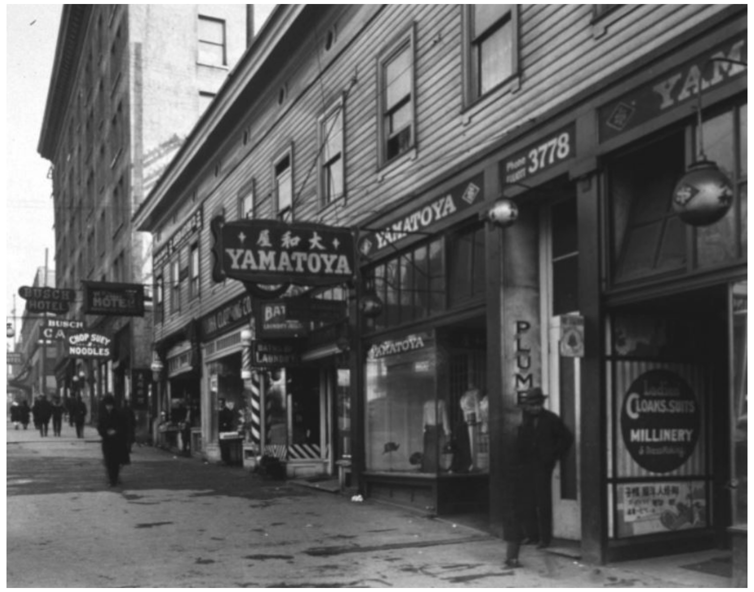
# YESLER SEATTLE RESIDENTIAL

## CENTRAL DISTRICT | JAPANESE AMERICAN COMMUNITY CULTURAL HUB

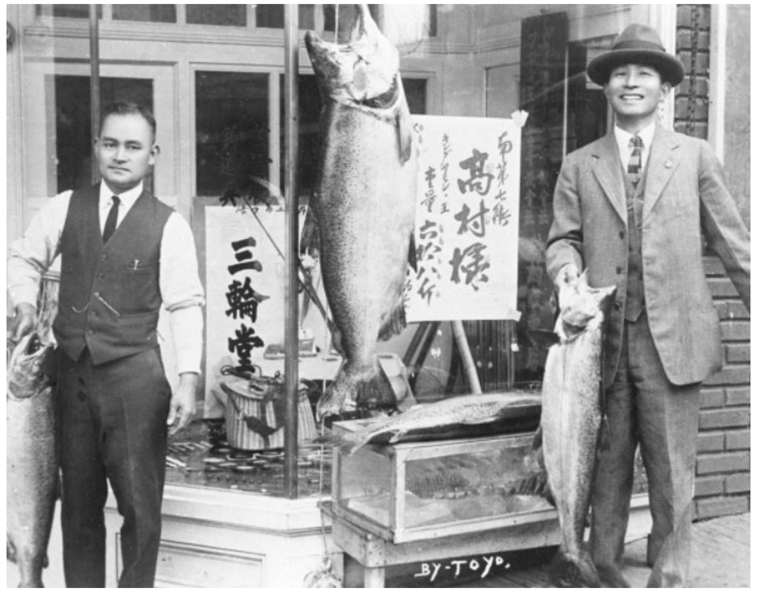
Central District has long served as both a landing point and gathering place for Asian and Pacific Islander immigrants to Seattle. Though Japanese Americans were sent to internment camps during World War II, much of the prior population returned to the Seattle region afterwards to resume cultural and economic activity.



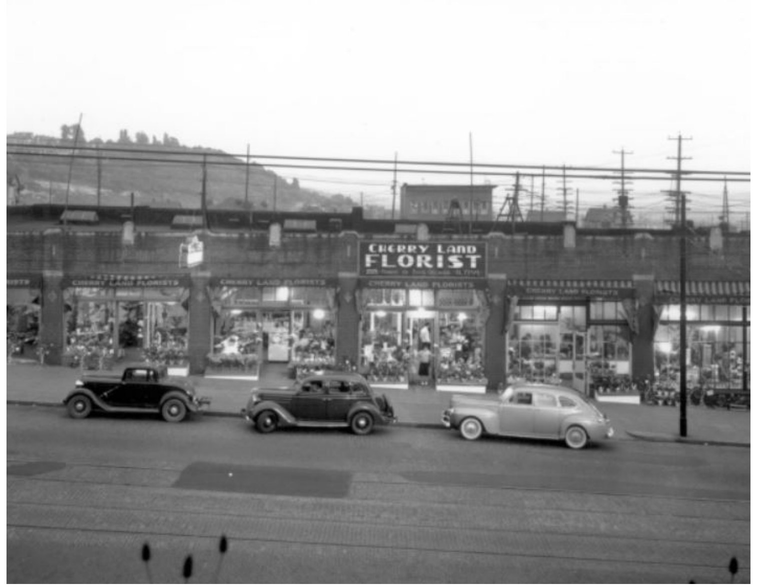
Japantown residents being relocated to Japanese American internment camps during World War II (1942)



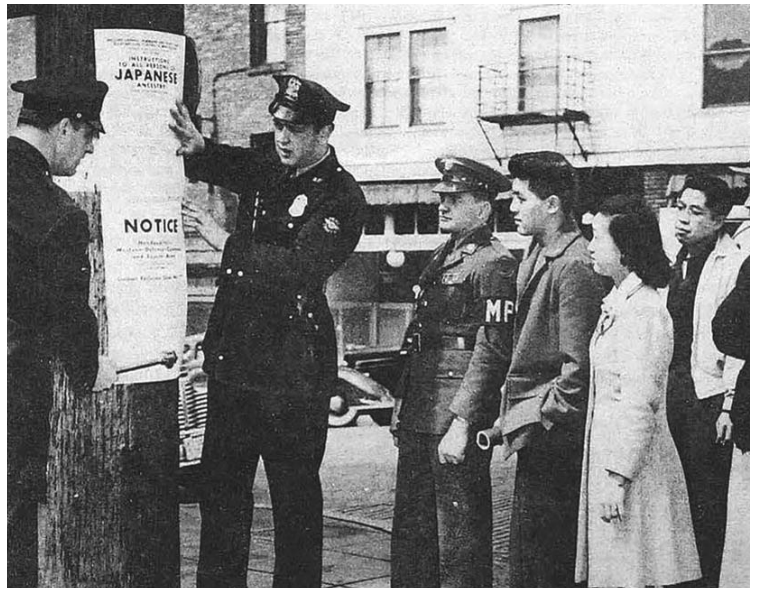
South Jackson Street in Seattle's Japantown (1920's)



A store located at 522 Main Street in Seattle's Japantown



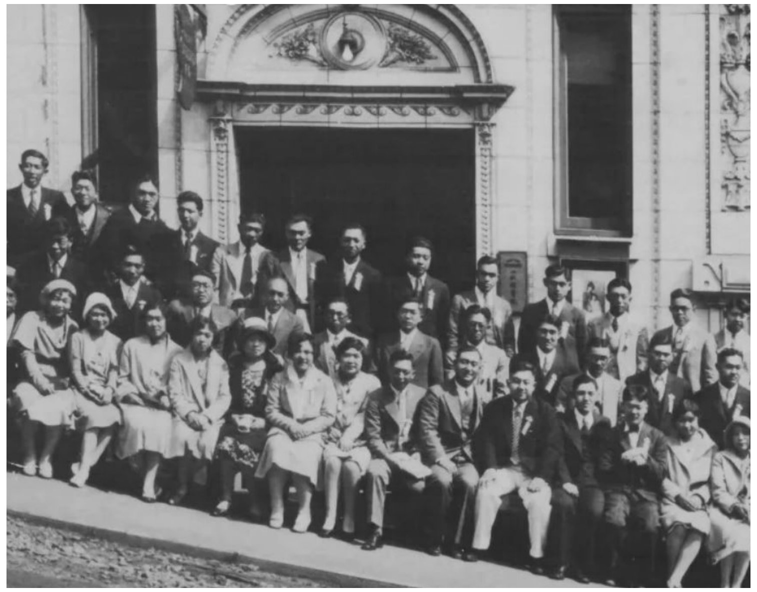
Cherry Land Florist on Jackson Street i(1940s)



Posting of Japanese Exclusion Order, Seattle (1942)

CHAMPION
ASAHI

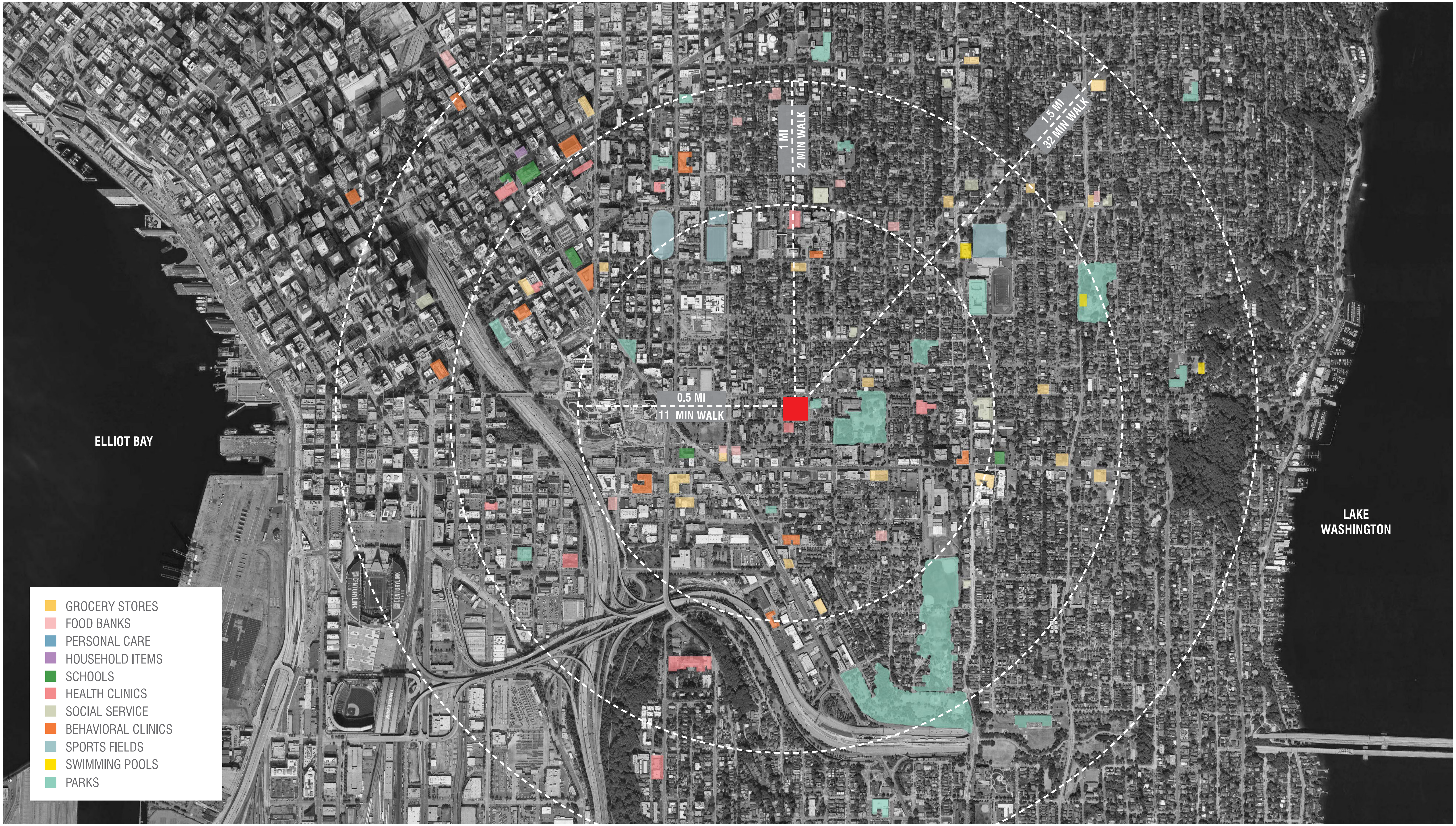
Asahi Club performance at Nippon Kan Theatre, Seattle (1919)



First Celebrate Seattle JACL (Japanese American CItizen League) (1930)

Occidencial Cafe in Pioneer Square, owned by Genji Mihara  (1938)

# YESLER SEATTLE RESIDENTIAL
## DISTRICT AMENITIES MAP


1.5 MI
32 MIN WALK
1 MI
2 MIN WALK
0.5 MI
11 MIN WALK
ELLIOT BAY
LAKE WASHINGTON
GROCERY STORES
FOOD BANKS
PERSONAL CARE
HOUSEHOLD ITEMS
SCHOOLS
HEALTH CLINICS
SOCIAL SERVICE
BEHAVIORAL CLINICS
SPORTS FIELDS
SWIMMING POOLS
PARKS

# YESLER SEATTLE RESIDENTIAL
DISTRICT AMENITIES

## GROCERY STORES

- YESLER GROCERY | 1902 E YESLER WAY
- SEMIRAS GROCERY STORE | 2601 E YESLER WAY
- AMAZON FRESH | 2301 S JACKSON ST
- SEVEN STAR MINI MART | 1917 S JACKSON ST
- SAMI'S CORNER STORE | 2723 S JACKSON ST
- PROVIDENCE MARKET | 1625 E JEFFERSON ST
- SPICE SPC INDIAN GROCERY STORE | 849 HIAWATHA PL S
- LAM'S SEAFOOD MARKET | 1221 S KING ST
- HAU HAU MARKET | 412 12TH AVE S
- KING'S DELI AND GROCERY | 2800 E CHERRY ST # C
- CENTRAL AREA FOOD CORPORATION INC | 2514 E CHERRY ST
- CARNICERIEA AZTECA | 1265 SOUTH MAIN ST #109
- AMPM | 665 23RD AVE
- WHOLE FOODS | 1001 BROADWAY
- STOCKBOX FIRST HILL GROCERY | 901 JAMES ST
- SOUTHSEA GROCERY | 917 E JEFFERSON ST
- PCC COMMUNITY MARKETS | 2230 E UNION ST
- GROCERY OUTLET | 1126 MARTIN LUTHER KING JR WAY

## SOCIAL SERVICES

- COMMUNITIES AGAINST RAPE AND ABS | 801 23RD AVE S
- INDEPENDENT LIVING PROGRAM | 100 23RD AVE S
- CATHOLIC COMMUNITY SERVICES | 611 20TH AVE S
- YOUTH SERVICE DEPARTMENT PROBATION | 1211 E ALDER ST
- WASHINGTON STATE DEPARTMENT OF SOCIAL AND HEALTH SERVICES | 1700 E CHERRY ST SUITE 100
- SEATTLE HUMAN SERVICES DEPARTMENT | 700 5TH AVE #5800
- CASEY FAMILY PROGRAMS | 1123 23RD AVE
- COYOTE CENTRAL | 2300 E CHERRY ST
- YWCA PHILLIS WHEATLEY BRANCH | 2820 E CHERRY ST
- 23RD & CHERRY FELLOWSHIP HALL | 2701 E CHERRY ST
- ROTARY BOYS & GIRLS CLUB | 201 19TH AVE

## BEHAVIORAL CLINICS

- COMMUNITY HOUSE MENTAL HEALTH AGENCY | 851 POPLAR PL S
- WASHINGTON COMMUNITY MENTAL HEALTH COUNCIL | 1033 S JACKSON ST
- COMMUNITY HOUSE MENTAL HEALTH AGENCY | 2212 S JACKSON ST
- SWEDISH BEHAVIORAL HEALTH SERVICES | 500 17TH AVE # 2-EAST
- ASSOCIATES IN BEHAVIORAL HEALTH: MARKS CAROLLY R | 818 12TH AVE
- PATHLIGHT MOOD & ANXIETY CENTER SEATTLE| 901 BOREN AVE STE 802
- UW MEDICINE INPATIENT PSYCHIATRY AT HARBORVIEW |325 9TH AVE
- KING COUNTY MENTAL HEALTH | 401 5TH AVE
- DESC'S CRISIS SOLUTIONS CENTER | 1600 S LANE ST
- SEATTLE BEHAVIORAL HEALTH LLC | 1327 BOREN AVE
- EVIDENCE BASED TREATMENT CENTERS SEATTLE | 1200 5TH AVE #800

## HEALTH CLINICS

- INTERNATIONAL DISTRICT MEDICAL & DENTAL CLINIC | 720 8TH AVE S
- ST PAUL MEDICAL CLINIC PS | 510 6TH AVE S
- NEIGHBORCARE HEALTH ADMIN OFFICE | 1200 12TH AVE S #901
- S-HEALTH CLINIC | 1527 12TH AVE S
- CAROLYN DOWNS FAMILY MEDICAL | 2101 E YESLER WAY # 150
- WASHINGTON MEDICAL CLINIC | S WASHINGTON ST
- MAX CLINIC | 908 JEFFERSON ST
- COUNTRY DOCTOR COMMUNITY HEALTH CENTER | 550 16TH AVE
- SEATTLE UNIVERSITY HEALTH CENTER | 1111 E COLUMBIA ST #107
- SWEDISH COMMUNITY SPECIALTY CLINIC | 801 BROADWAY
- CAPITOL HILL MEDICAL | 901 BOREN AVE STE 705

## FOOD BANKS

- OPERATION NIGHT WATCH | 302 14TH AVE S
- SEATTLE INDIAN CENTER FOOD BANK & COMMUNITY MEALS PROGRAM |1265 SOUTH MAIN ST SUITE 105
- FOOD BANK @ ST MARY'S | 611 20TH AVE S
- YWCA CENTRAL AREA FOOD BANK | 2820 E CHERRY ST
- LITTLE FOOD PANTRY | 522 20TH AVE
- BYRD BARR PLACE FOOD BANK | 722 18TH AVE
- COMMUNITY HOUSE - SPRING MANOR - FOOD DISTRIBUTION CENTER | 1103 16TH AVE
- PROVIDENCE HOSPITALITY HOUSE | 914 14TH AVE
- SALVATION ARMY DISTRIBUTION CENTER | 1101 PIKE ST

## SCHOOLS

- HAMLIN ROBINSON SCHOOL | 1701 20TH AVE S
- THURGOOD MARSHALL ELEMENTARY | 2401 S IRVING ST
- BRIGHT WATER WALDORF SCHOOL | 1414 S WELLER ST SUITE C
- LESCHI ELEMENTARY SCHOOL | 135 32ND AVE
- PUGET SOUND COMMUNITY SCHOOL | 660 S DEARBORN
- SEATTLE ACADEMY | 1201 E UNION ST
- MADRONA ELEMENTARY SCHOOL | 1121 33RD AVE
- SEATTLE WORLD SCHOOL | 1700 E UNION ST
- MONTESSORI EARLY CHILDHOOD DEVELOPMENT | 834 18TH AVE
- SEATTLE UNIVERSITY | 1700 E UNION ST
- GARFIELD HIGH SCHOOL | 400 23RD AVE
- LANGSTON HUGHES ARTS INSTITUTE | 104 17TH AVE S

## SWIMMING POOLS

- PRATT PARK & SPRAYPARK | 201 20TH AVE S
- SPRUCE STREET MINI PARK | 160 21ST AVE
- HORIUCHI PARK | 156 BOREN AVE
- HARBORVIEW PARK | 779 ALDER ST
- POWELL BARNETT PARK | 352 MARTIN LUTHER KING JR WAY
- FIREHOUSE MINI PARK | 712 18TH AVE
- MADRONA PLAYGROUND | 3211 E SPRING ST
- JUDKINS PARK | 2150 S NORMAN ST

## PARKS

- PEPPI'S PLAYGROUND & WADING POOL | 3233 E SPRUCE ST
- POWELL BARNETT WADING POOL | 352 MARTIN LUTHER KING JR WAY
- MEDGAR EVERS POOL | 500 23RD AVE

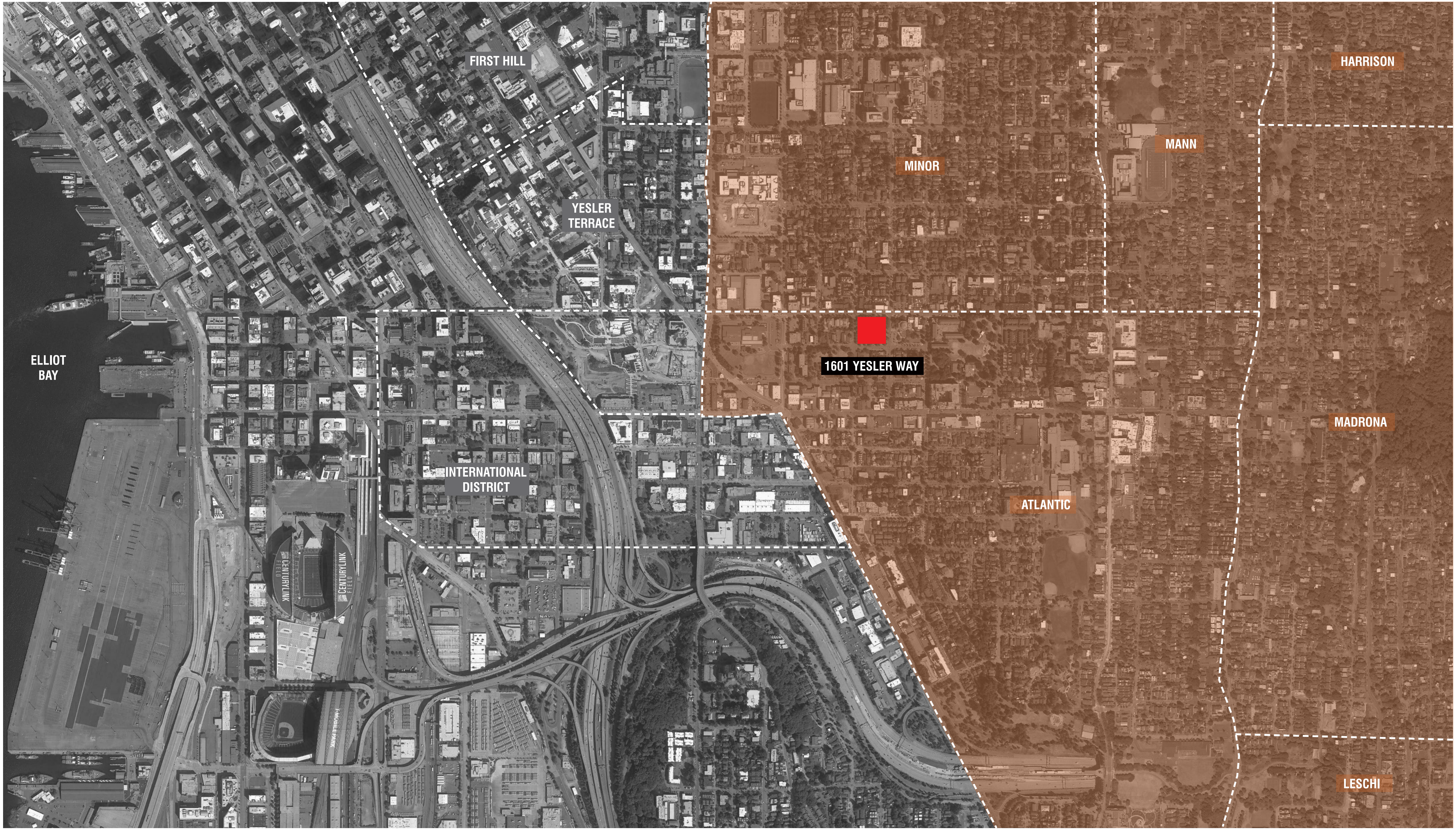
## PERSONAL CARE

- WALGREENS | 2400 S JACKSON ST
- NGUYEN'S PHARMACY & GIFTS | 1221 SOUTH MAIN ST #103
- EASTERN'S PHARMACY | 515 MINOR AVE #120
- CVS PHARMACY SPECIALTY SERVICES | 1001 MADISON ST
- BARTELL DRUGS PHARMACY | 1101 MADISON ST
- AMAZON GO | 1122 MADISON ST

## SPORTS FIELDS

- LOGAN FIELD | 901 12TH AVE
- CHAMPIONSHIP FIELD STADIUM | SU CAMPUS WALK
- GARFIELD PLAYFIELD | 537 25TH AVE
- SEATTLE UNIVERSITY TENNIS COURTS | 550 E CHERRY ST

# YESLER SEATTLE RESIDENTIAL
## NEIGHBORHOOD SCALE


FIRST HILL
HARRISON
MANN
MINOR
YESLER TERRACE
ELLIOT BAY
1601 YESLER WAY
MADRONA
INTERNATIONAL DISTRICT
ATLANTIC
CENTURYLINK FIELD
T-MOBILE PARK
LESCHI

# YESLER SEATTLE RESIDENTIAL
## HISTORICAL AFRICATOWNS

Outside of the United States, African neighborhoods also emerged in places where immigrant communities settled and came together, forming distinctive environments of culture and place.

Bristol, United Kingdom

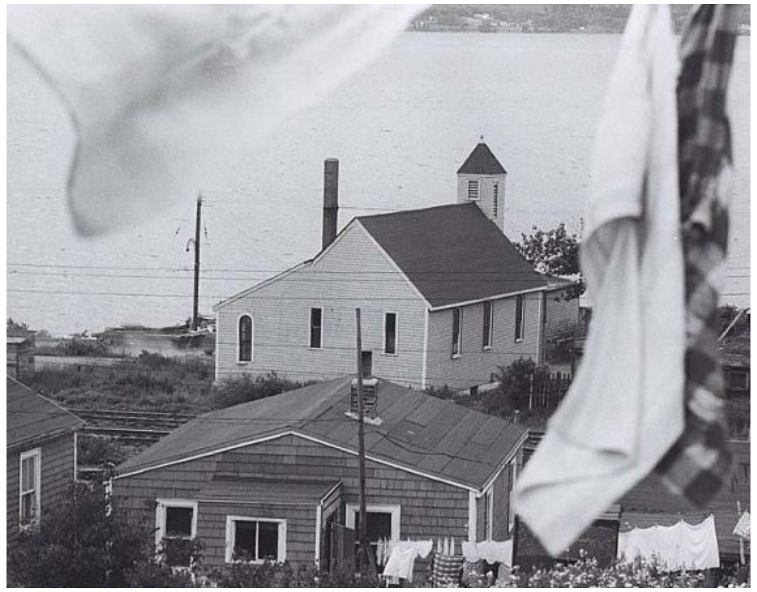
Haifax, Nova Scotia, Canada

Bristol, United Kingdom

Brixton, London, United Kingdom

Halifax, Nova Scotia, Canada

Goutte d'Or, Paris, France


Halifax, Nova Scotia, Canada

Brixton, London, United Kingdom

# YESLER SEATTLE RESIDENTIAL
## HISTORICAL BLACK NEIGHBORHOODS

Outside of Central Seattle, other African American neighborhoods started to emerge across the United States in the first half of the 20th century. Black neighborhoods provided a sense of belonging, acting as spaces to build wealth as well as to celebrate culture. Many of these communities disintegrate due to racial redlining and gentrification, while some continued to rebuild and evolve.

Mobile, Alabama

WINES LIQUORS
Beauty World
Harlem, New York

Tulsa, Oklahoma

10th Street, Dallas, Texas

HARDWARE
TAYLOR HARDWARE CO
Jackson Ward, Richmond, Virginia

Citizens Bank
OPEN 7 DAYS
FOR VALUABLES
52nd Street, West Philadelphia, Pennsylvania

WE WANT EQUAL BUT SEGREGATION
Baltimore, Maryland

AL KARAMA
Restaurant and Coffee
Cedar Riverside, Minneapolis

# YESLER SEATTLE RESIDENTIAL
## HISTORICAL JAPANTOWNS

From the early 1900’s to the 1980’s, Japantowns embodied the cultural significance of the Japanese diaspora and its nikkei, Japanese immigrants from Japan residing in a foreign country. During World War II, scores of Japanese families were forced into internment camps, and mid-century urban redevelopment wiped out many of their homes and businesses. While many Japanese American communities are still scattered around the United States, only 3 designated Japantowns remain.

P.M.TAKAICHI
JOB PRINTING
WATCH MAKING

San Jose, California

MIYAKO
HOTEL & RESTAURANT
TOKYO BAZAR
XMAS SALE
CAFE
&
NITE
CLU

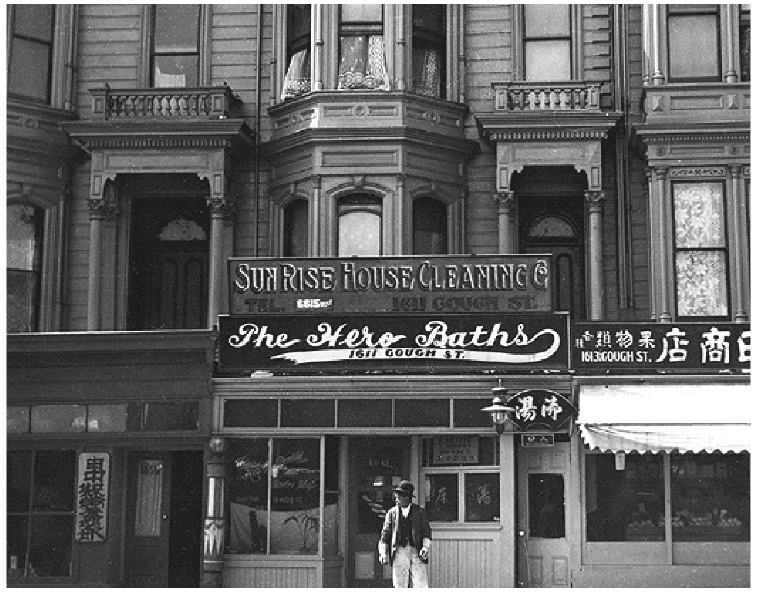
Manila, Philippines

Los Angeles, California

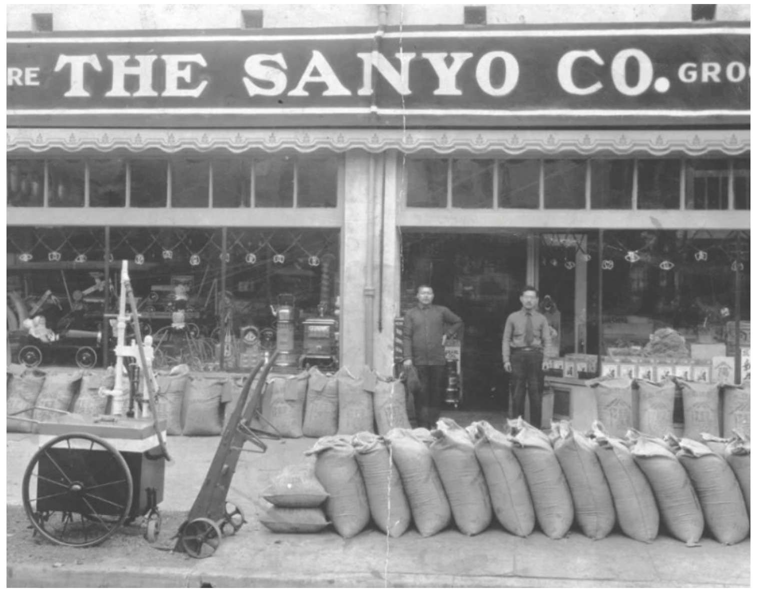
LIQUOR
LUNCH
TENSHO-DO
DRUGS

Los Angeles, California

Vancouver, Canada


SUN RISE HOUSE CLEANING Co
The Hero Baths
1611 GOUGH ST.

San Francisco, California

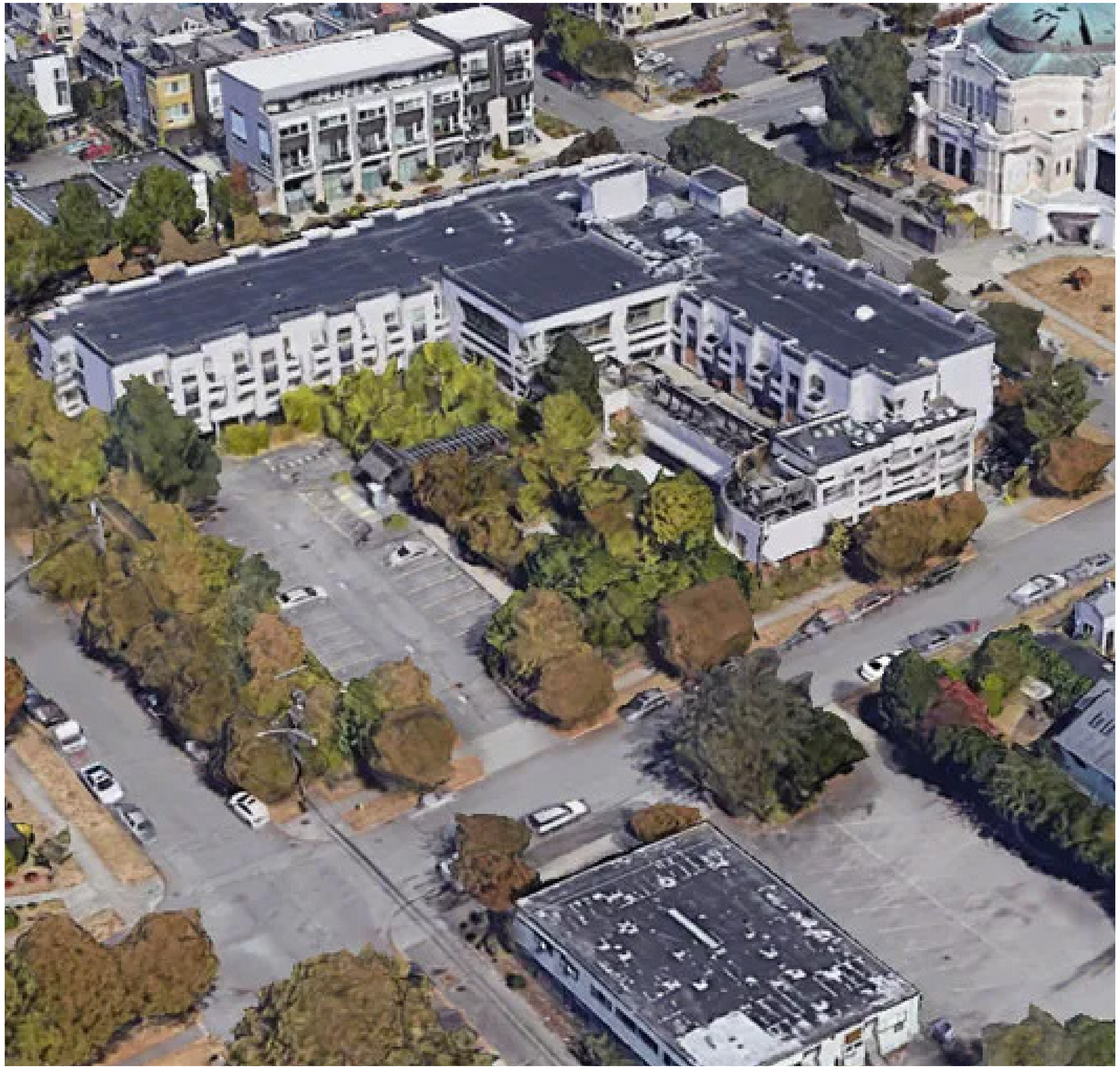

THE SANYO CO.

Sacramento, California

Seattle, Washington

# YESLER SEATTLE RESIDENTIAL

## SITE HISTORY



Washington Medical Clinic
Prior to the Kiero facility, the block used to hold 11 residential units.

**Built on this site in the 1980's, the Keiro facility had long served as a vital elder care facility for Japanese elders post-internment. Encountering financial difficulties, in May of 2019, the Keiro Northwest board of directors voted to close Seattle's oldest and largest Asian American senior-care facility and sold the facility to Bellevue based Shelter Holdings.**

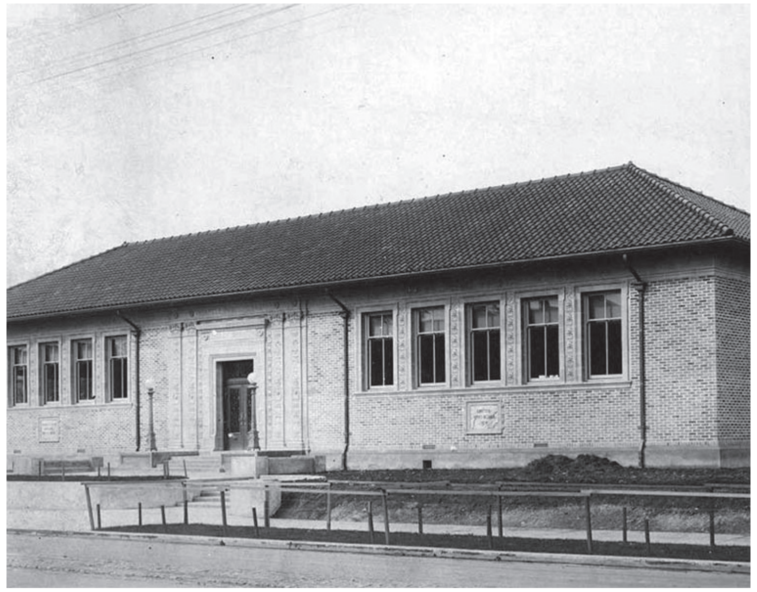
**In 2020, Black community and anti-displacement advocates mobilized tremendous community support to halt predatory development of the Keiro site in favor of an anti-displacement affordable housing development. In October 2021 Africatown Community Land Trust purchased the property for $13.8 million.**

**In December 2021, ACLT re-purposed the former Keiro facility as Benu Community Home, an enhanced shelter program focused on reducing the over representation of Black men in the houseless population, continuing the legacy of culturally responsive care at the site.**

**ACLT is currently facilitating a community planning process for an affordable housing development consistent with the Africatown vision of thriving Black community in the Central District while honoring the Kiero site's legacy as a cultural institution and place of care.**

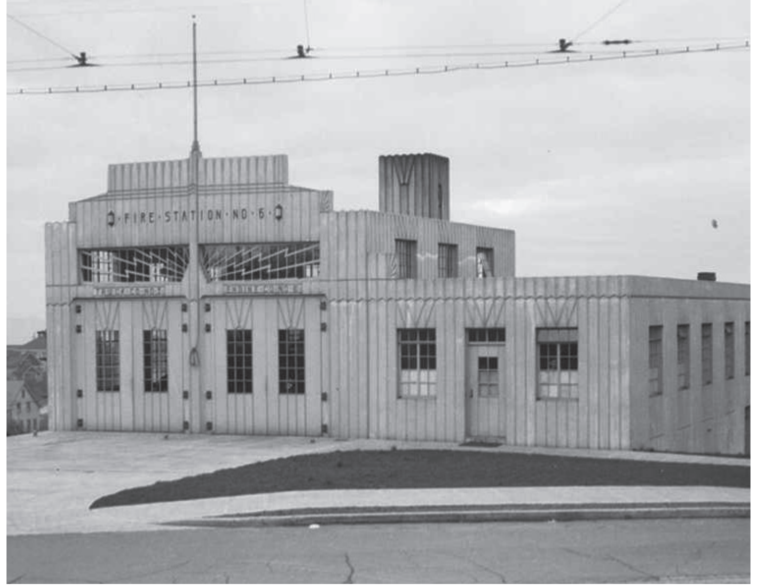
# YESLER SEATTLE RESIDENTIAL
## NEIGHBORHOOD CONTEXT

Atlantic is one of six neighbourhoods that make up the Central Area of Seattle. It is characterized by a mix of single-family houses and mid and high rise block developments punctuated by schools, places of worship parks and recreational facilities.



Douglas-Truth Branch Library Seattle (1914)

Douglas-Truth Branch Library Seattle



William Grose Center for Cultural Innovation & Enterprise

Langston Hughes Performing Arts Institute

FINE ARTS
CENTER

Pratt Fine Arts Center

Bailey Gatzert Elementary School

Wood Technology Center

BRYANT MANOR

Bryant Manor Apartments

# YESLER SEATTLE RESIDENTIAL
## NEIGHBORHOOD CONTEXT

Seattle Koyasan Shingon Buddhist Temple

CHASE
CHASE TO THE BOTTOM
JOBS
Washington Community Action Network, the state's largest grassroots community organization with over 44,000 members

Japanese church that led to the Nisei Christian Fellowship in 1948

シアトル道場
1510
Seattle Dojo, the oldest judo dojo in the continental United States, established 1907

True Hope Tiny House Village, offering small temporary shelters and assistance with permanent housing searches, employment, and healthcare

Wisteria Park

Soulful Dishes
Burgers - Fish - Chicken - Salads
Vegetarian and vegan options as well!
Locally Owned - Call in to order
206 - 485 - 7123
FEED THE PEOPLE
Community Kitchen
Jimaine Miller's Soulful Dishes, providing free meal boxes to those in need, especially youth populations

Lead Pencil Studio

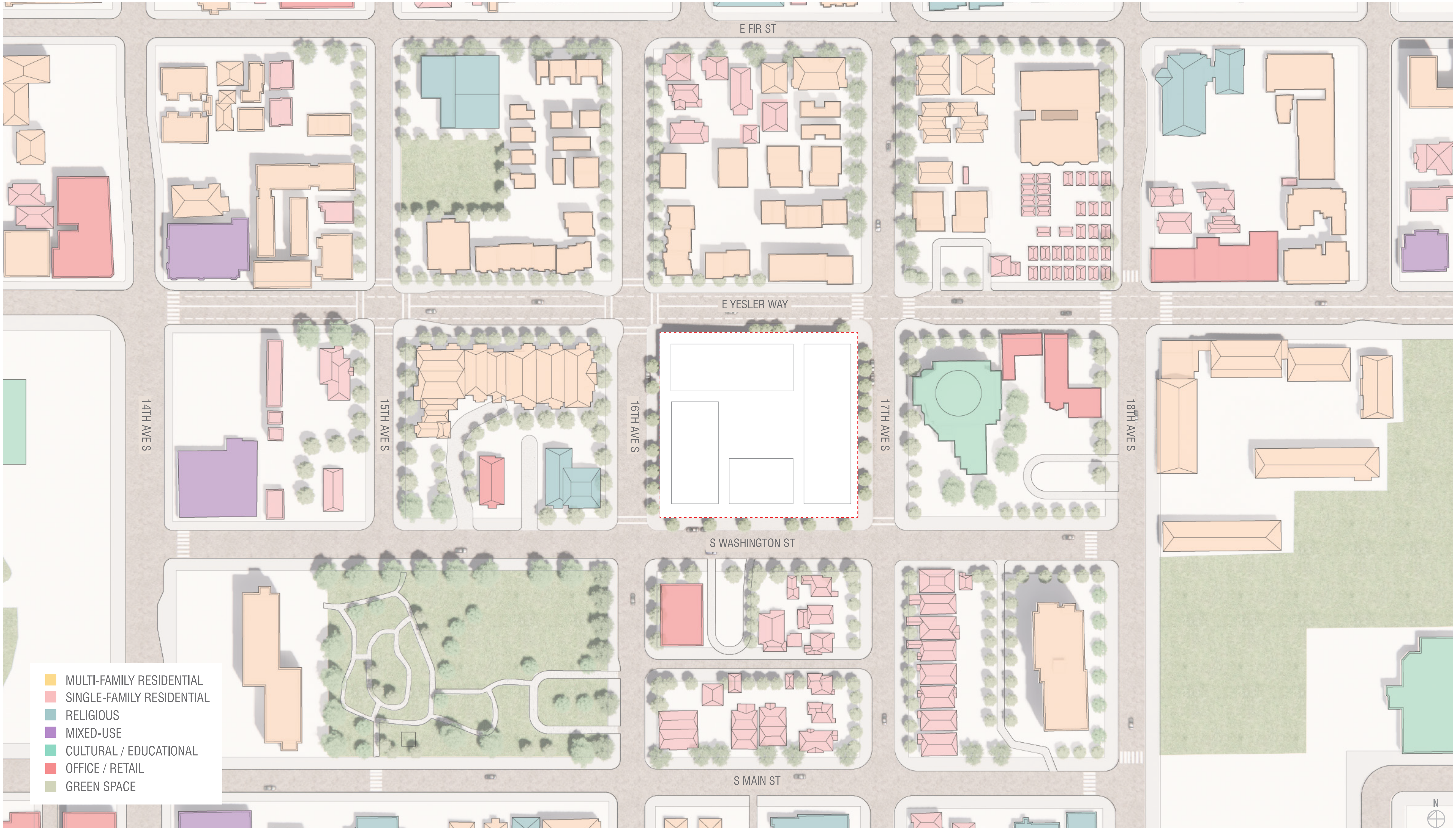
# SITE ANALYSIS

## SITE ACCESS
## NETWORKS

Adjaye Associates

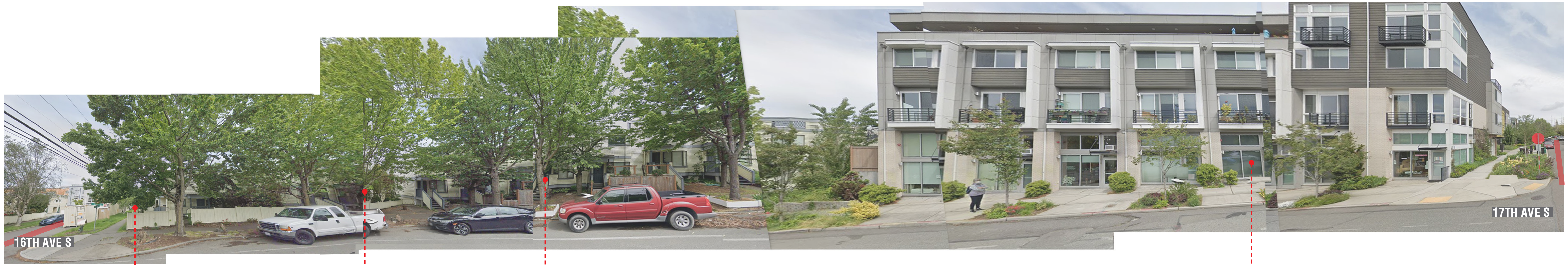
# YESLER SEATTLE RESIDENTIAL

## SITE PLAN | NEIGHBORHOOD PROGRAM


E FIR ST
E YESLER WAY
14TH AVE S
15TH AVE S
16TH AVE S
17TH AVE S
18TH AVE S
S WASHINGTON ST
S MAIN ST
🟨 MULTI-FAMILY RESIDENTIAL
🟥 SINGLE-FAMILY RESIDENTIAL
🟦 RELIGIOUS
🟪 MIXED-USE
🟩 CULTURAL / EDUCATIONAL
🟥 OFFICE / RETAIL
🟩 GREEN SPACE
N

# YESLER SEATTLE RESIDENTIAL

## SURROUNDING STREET ELEVATIONS



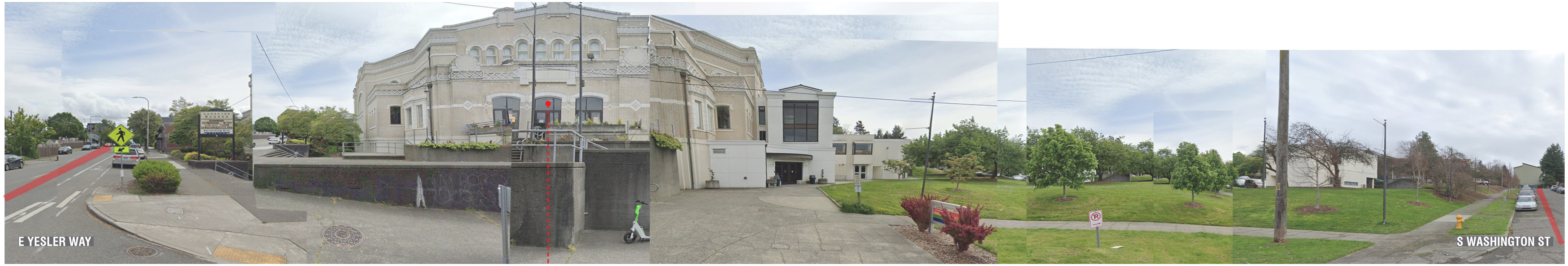
NORTH ELEVATION | E YESLER WAY

**102 16TH AVE**
SINGLE FAMILY RESIDENTIAL

**1602 E YESLER WAY**
SINGLE FAMILY RESIDENTIAL

**1604 E YESLER WAY**
SINGLE FAMILY RESIDENTIAL

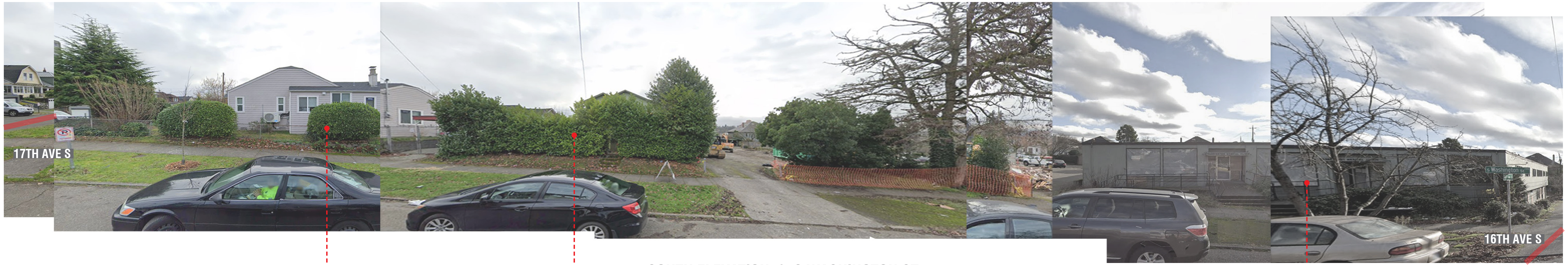
**1620 E YESLER WAY**
MULTI-FAMILY RESIDENTIAL



EAST ELEVATION | 17TH AVE S

**104 S 17TH AVE**
**LANGSTON HUGHES PERFORMING ARTS INSTITUTE**
CULTURAL CENTER

# YESLER SEATTLE RESIDENTIAL
## SURROUNDING STREET ELEVATIONS

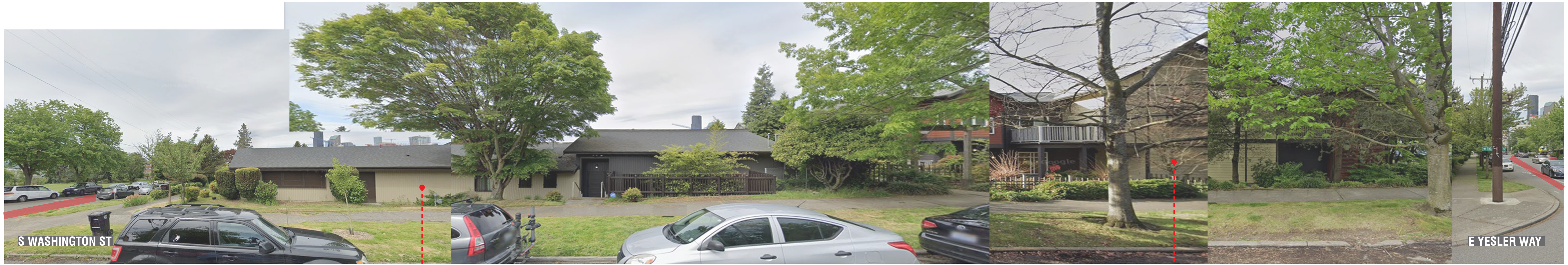


**SOUTH ELEVATION | S WASHINGTON ST**

**201 17TH AVE S**
SINGLE FAMILY RESIDENTIAL

**1615 S WASHINGTON ST**
SINGLE FAMILY RESIDENTIAL

**WASHINGTON MEDICAL CLINIC**
HEALTH CENTER

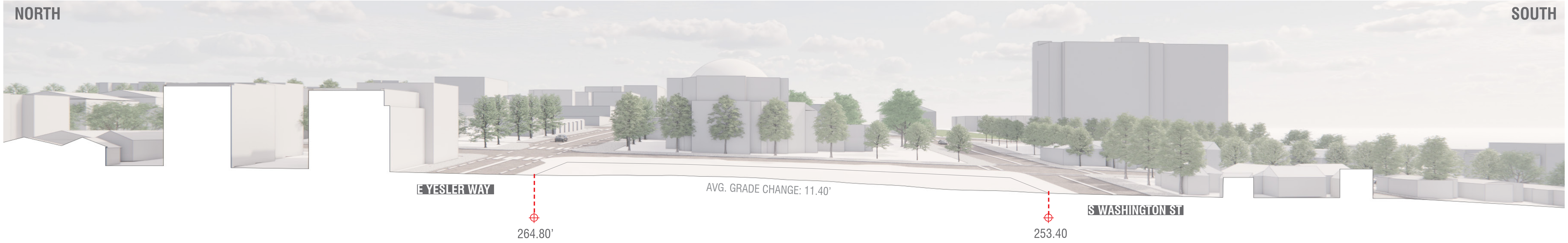


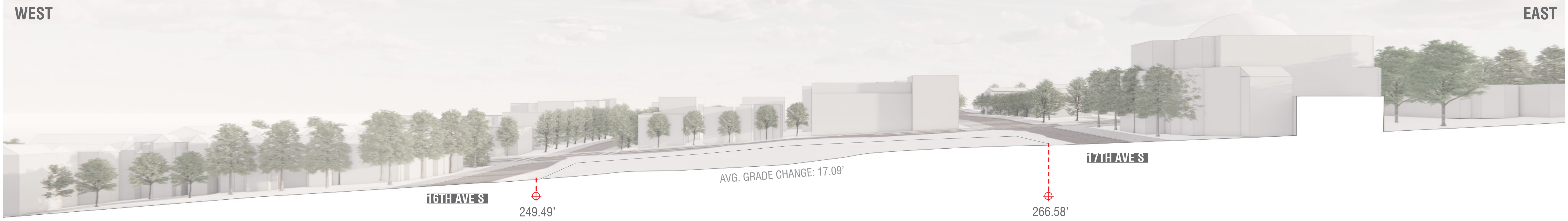
**WEST ELEVATION | 16TH AVE S**

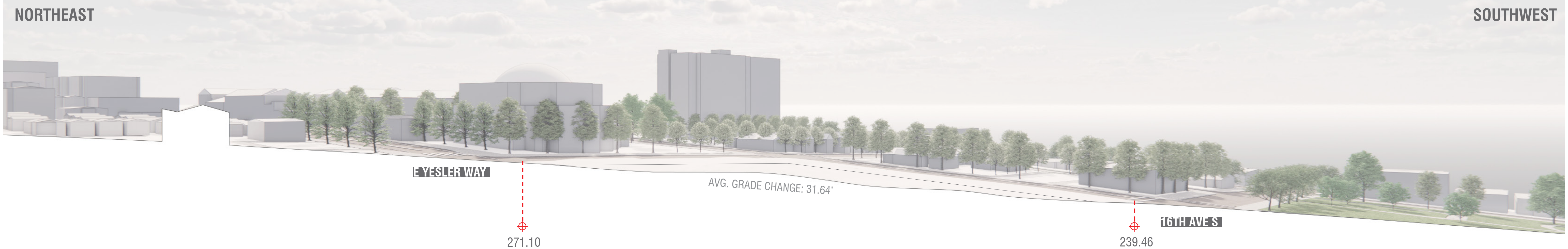
**SEATTLE KOYASAN**
**1518 S WASHINGTON ST**
SHINGON  BUDDHIST TEMPLE

**MIDORI CONDOMINUIMS**
**1515 E YESLER WAY**
MULTI FAMILY RESIDENTIAL

# YESLER SEATTLE RESIDENTIAL
## EXISTING SITE SECTIONS


NORTH
SOUTH
E YESLER WAY
AVG. GRADE CHANGE: 11.40'
S WASHINGTON ST
264.80'
253.40


WEST
EAST
AVG. GRADE CHANGE: 17.09'
17TH AVE S
16TH AVE S
249.49'
266.58'


NORTHEAST
SOUTHWEST
E YESLER WAY
AVG. GRADE CHANGE: 31.64'
16TH AVE S
271.10
239.46

Adjaye Associates

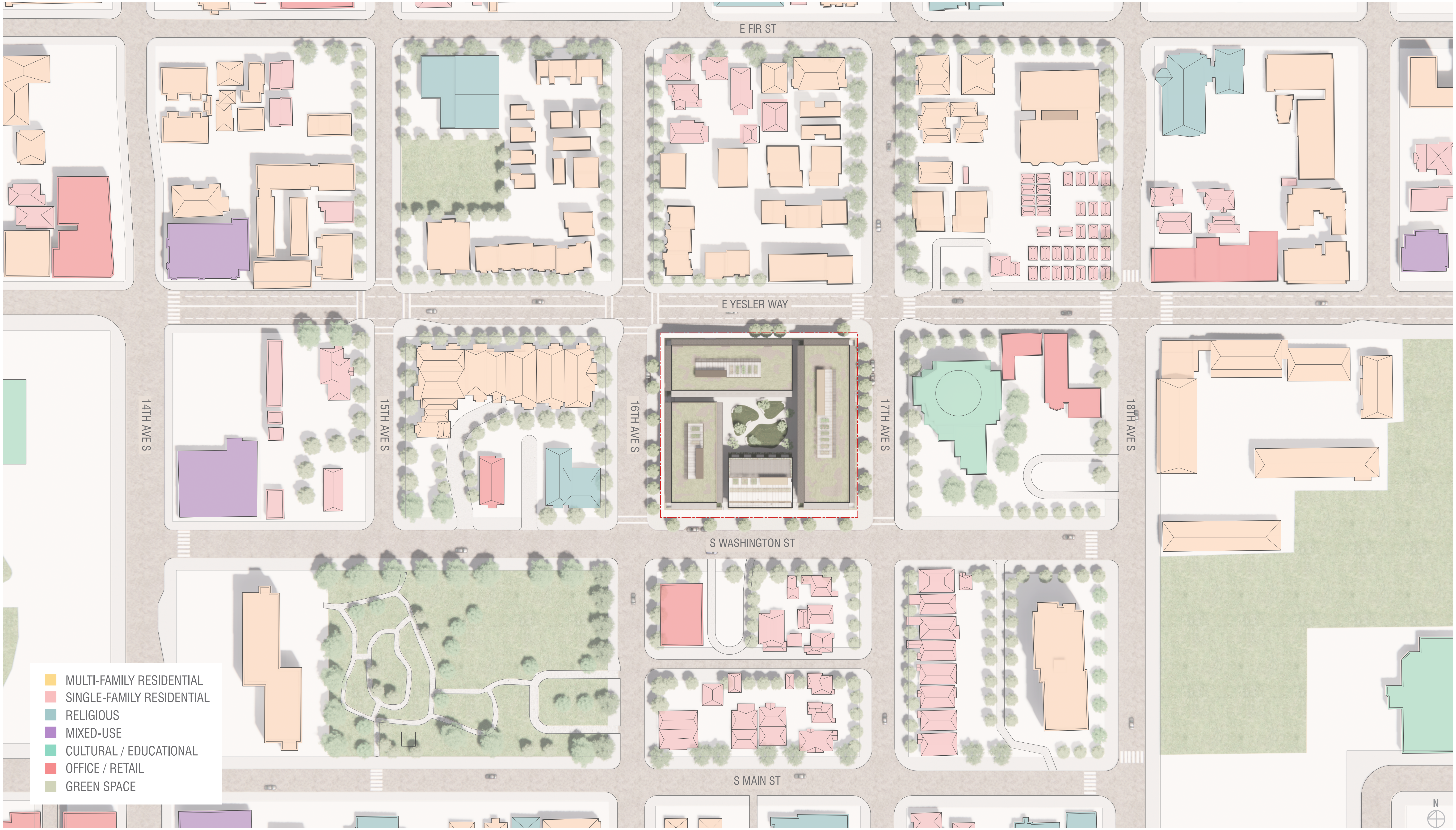
ADDRESS
1 LIBERTY PLAZA, NEW YORK NEW YORK 10006

PROJECT
YESLER SEATTLE RESIDENTIAL

DATE
08 SEPTEMBER 2022

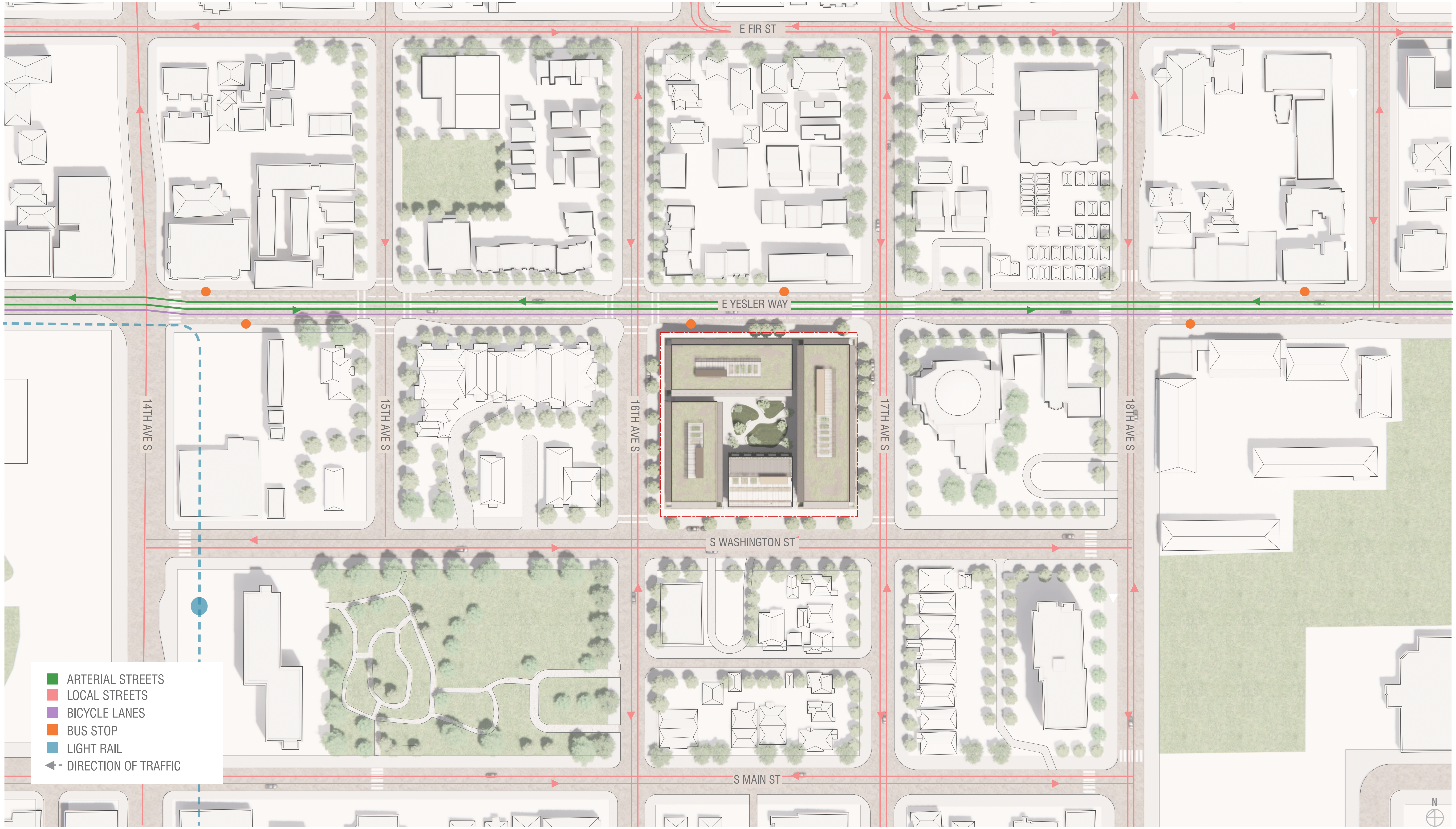
# YESLER SEATTLE RESIDENTIAL

## SITE PLAN | NEIGHBORHOOD PROGRAM


E FIR ST
E YESLER WAY
14TH AVE S
15TH AVE S
16TH AVE S
17TH AVE S
18TH AVE S
S WASHINGTON ST
S MAIN ST
■ MULTI-FAMILY RESIDENTIAL
■ SINGLE-FAMILY RESIDENTIAL
■ RELIGIOUS
■ MIXED-USE
■ CULTURAL / EDUCATIONAL
■ OFFICE / RETAIL
■ GREEN SPACE
N

# YESLER SEATTLE RESIDENTIAL

## SITE PLAN | NEIGHBORHOOD FLOWS

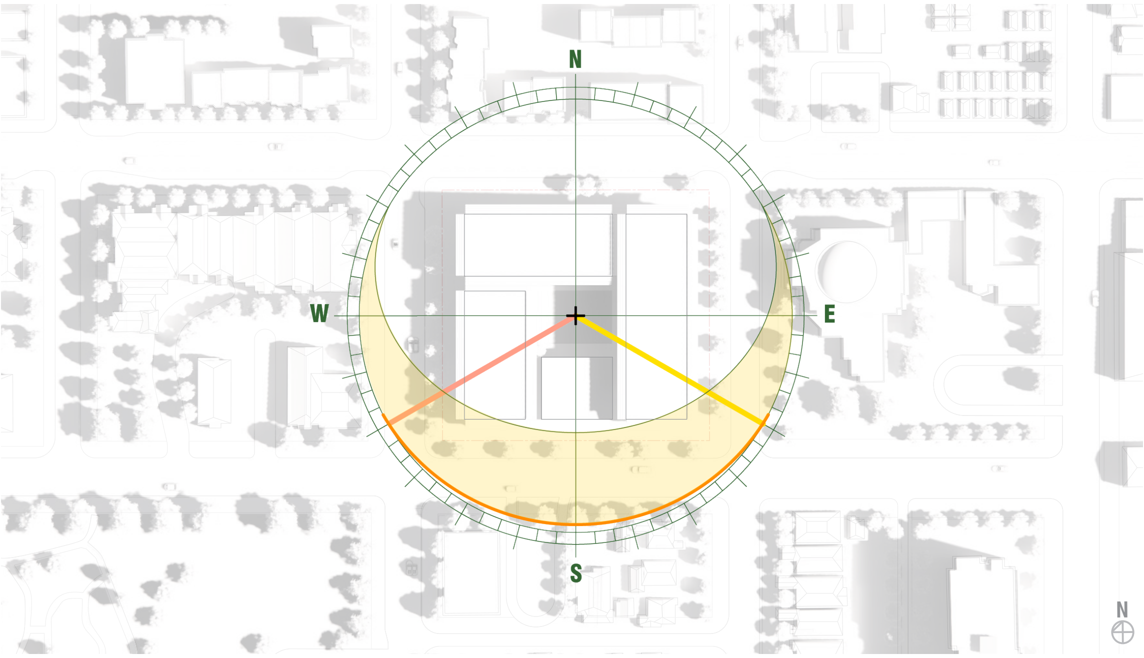

E FIR ST
E YESLER WAY
S WASHINGTON ST
S MAIN ST
14TH AVE S
15TH AVE S
16TH AVE S
17TH AVE S
18TH AVE S
🟩 ARTERIAL STREETS
🟥 LOCAL STREETS
🟪 BICYCLE LANES
🟧 BUS STOP
🟦 LIGHT RAIL
◄- DIRECTION OF TRAFFIC
N

# PLANNING
## PROGRAM

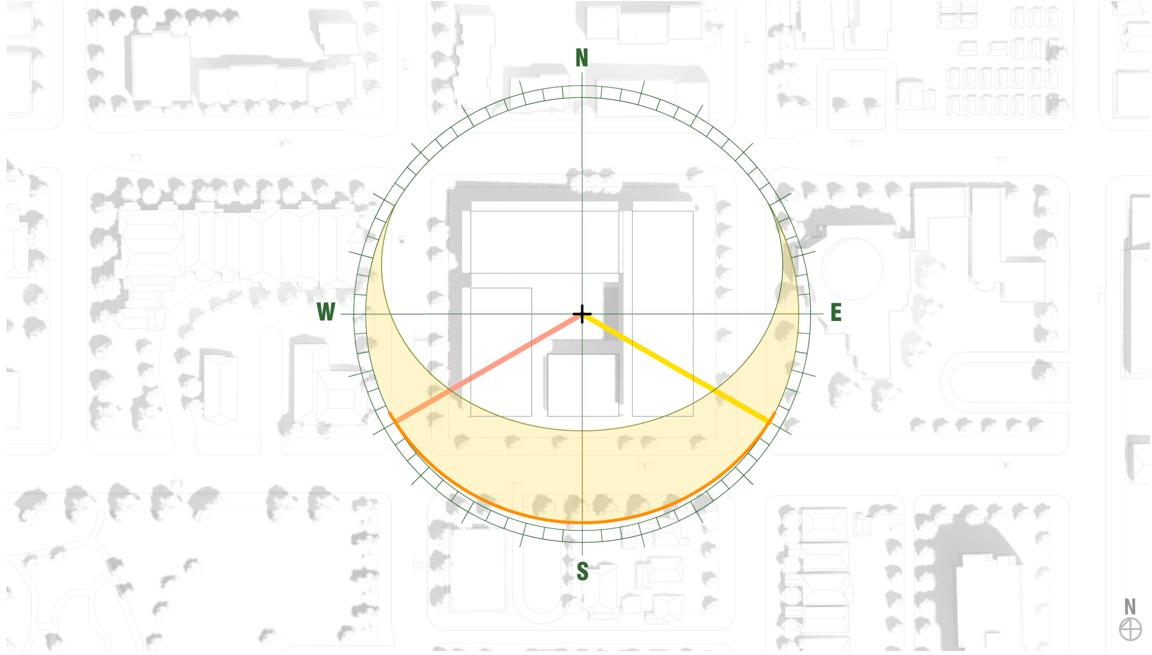
Adjaye Associates

# YESLER SEATTLE RESIDENTIAL

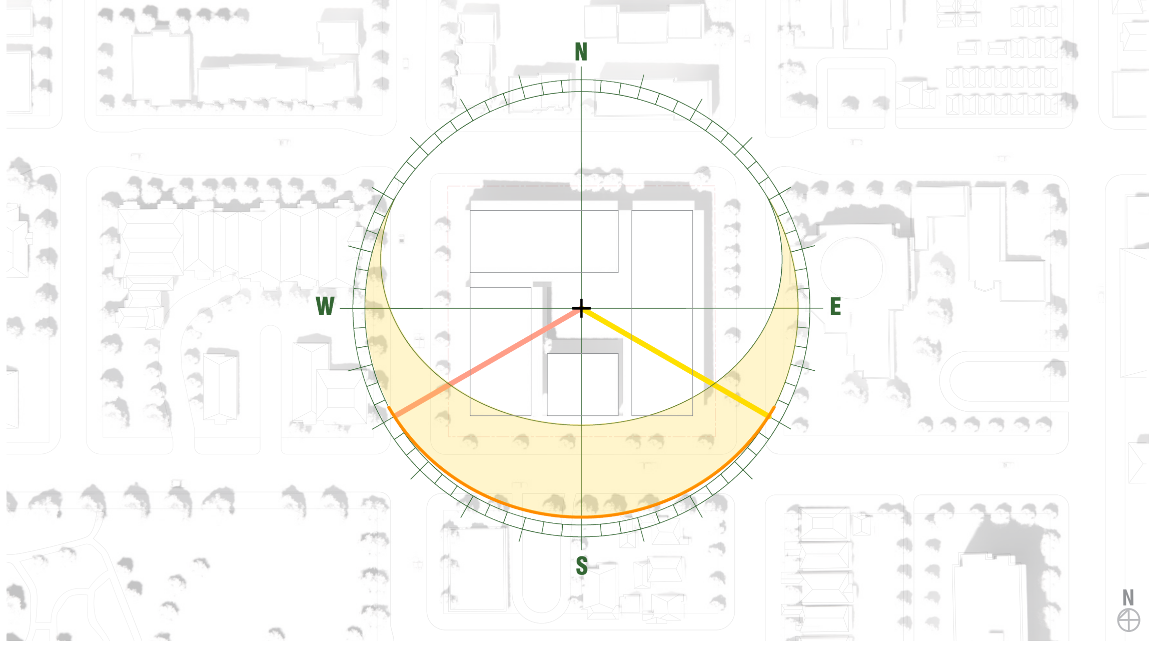
## SUN STUDY | SUMMER SOLSTICE



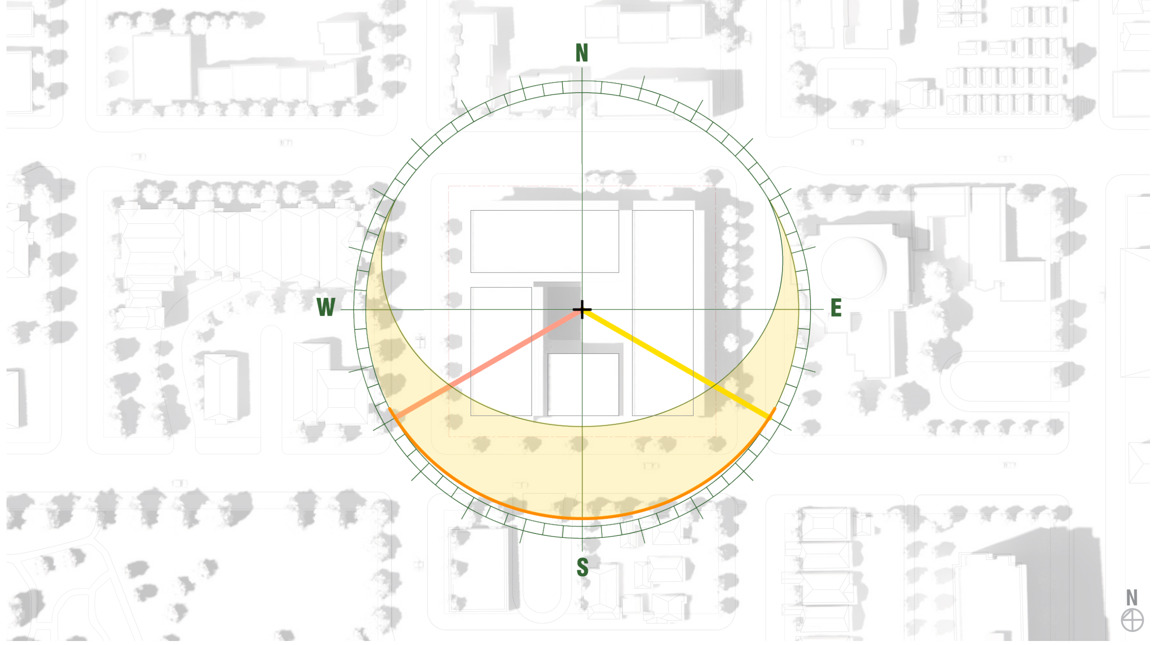
JUN 21 @ 9:00 AM



JUN 21 @ 11:00 AM



JUN 21 @ 1:00 PM

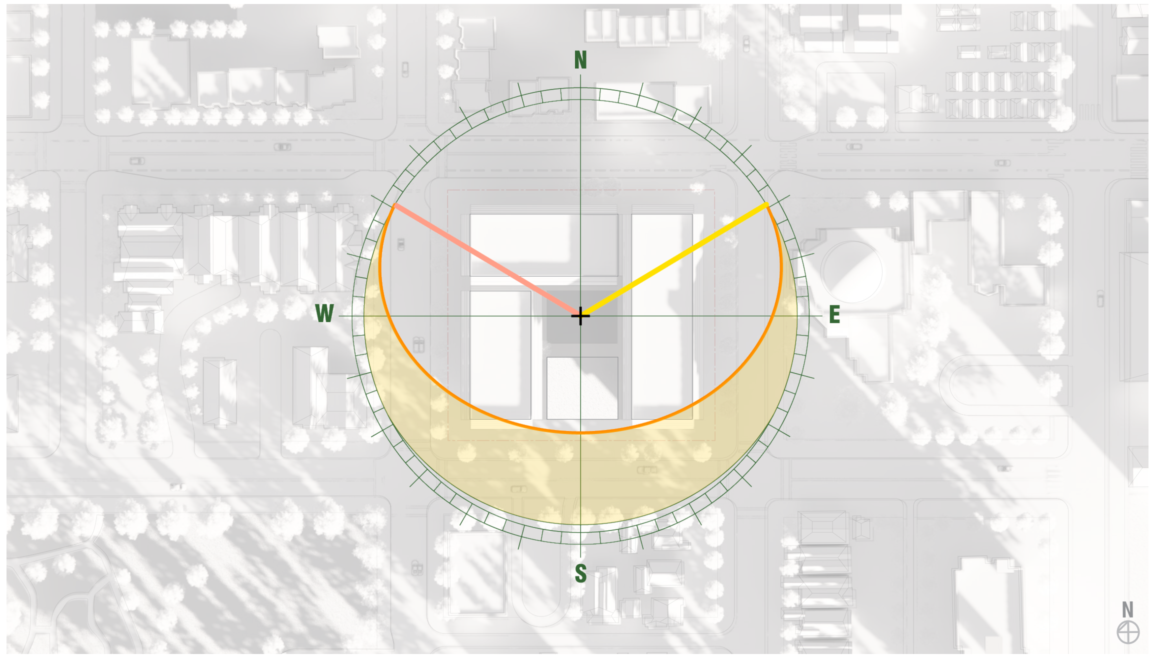


JUN 21 @ 3:00 PM

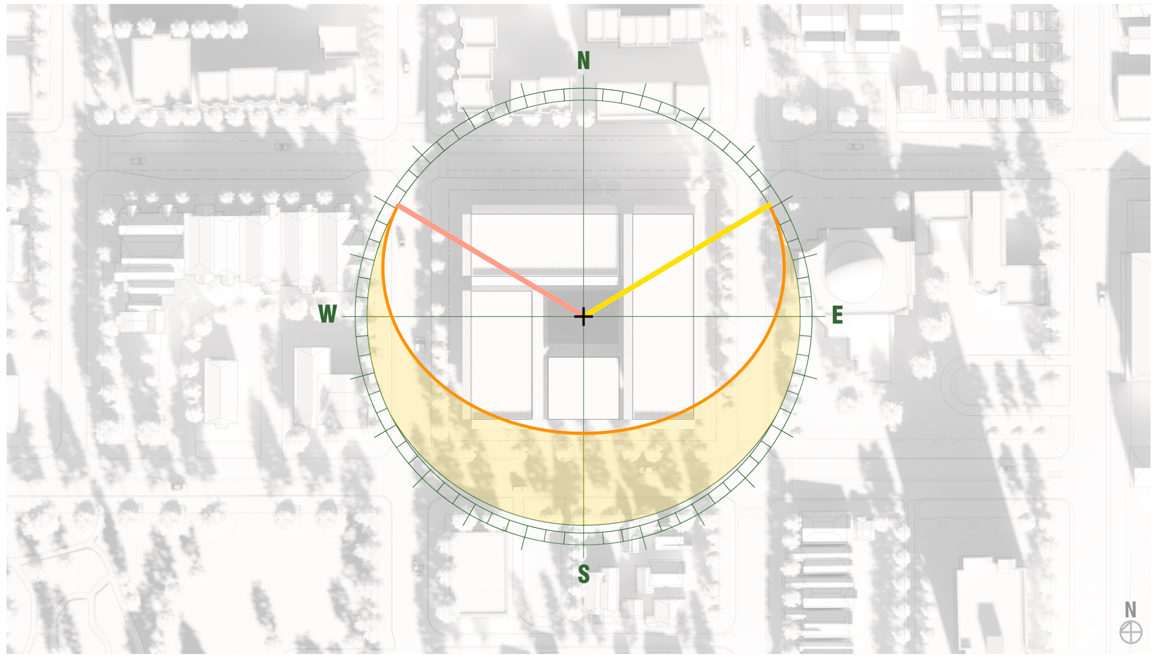
🟨 SUNRISE
🟥 SUNSET
🟧 DAYLIGHT

TOTAL AMOUNT OF
TIME W/ SUNLIGHT IN
COURTYARD: **10 HR**

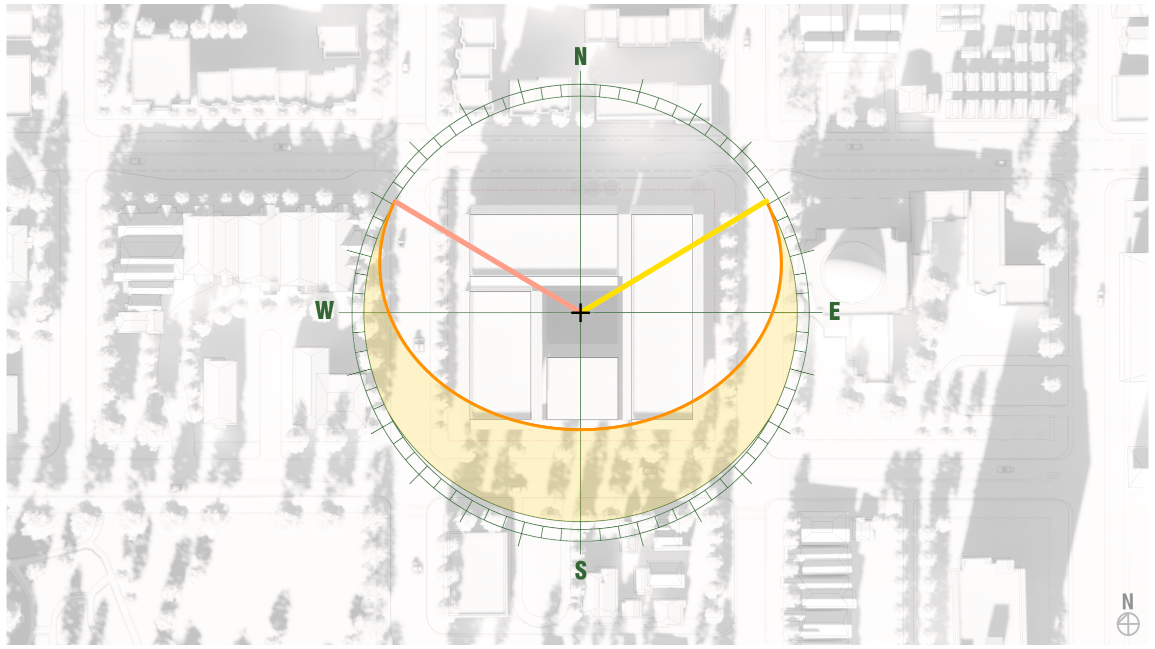
# YESLER SEATTLE RESIDENTIAL
## SUN STUDY | WINTER SOLSTICE



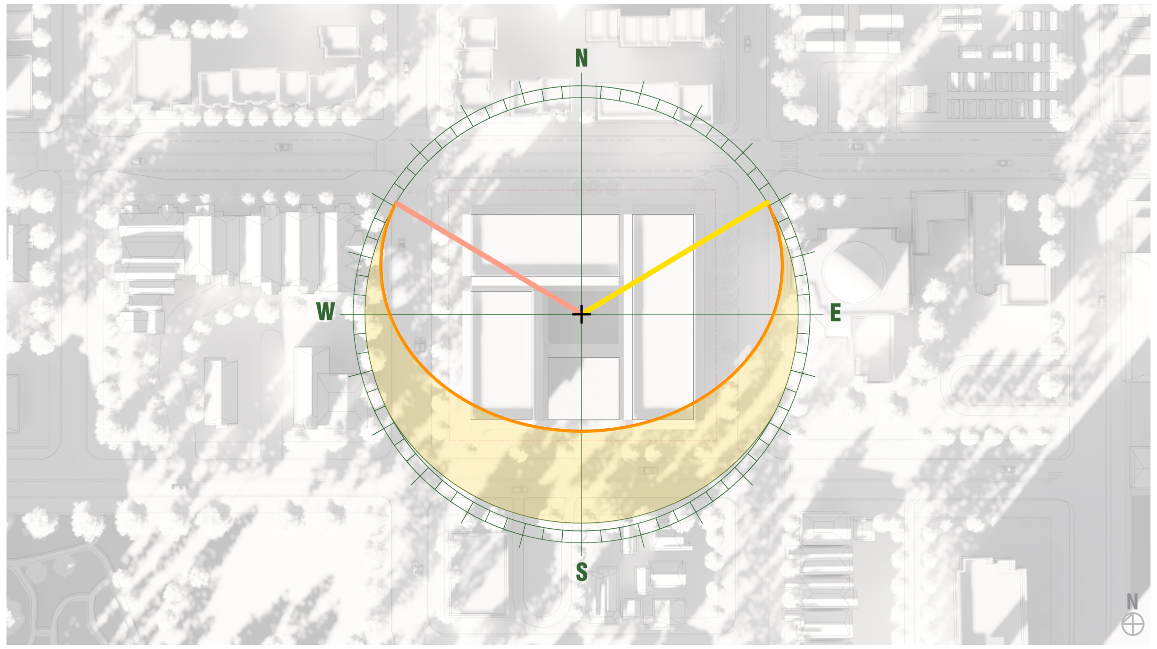
DEC 21 @ 9:00 AM



DEC 21 @ 11:00 AM



DEC 21 @ 1:00 PM



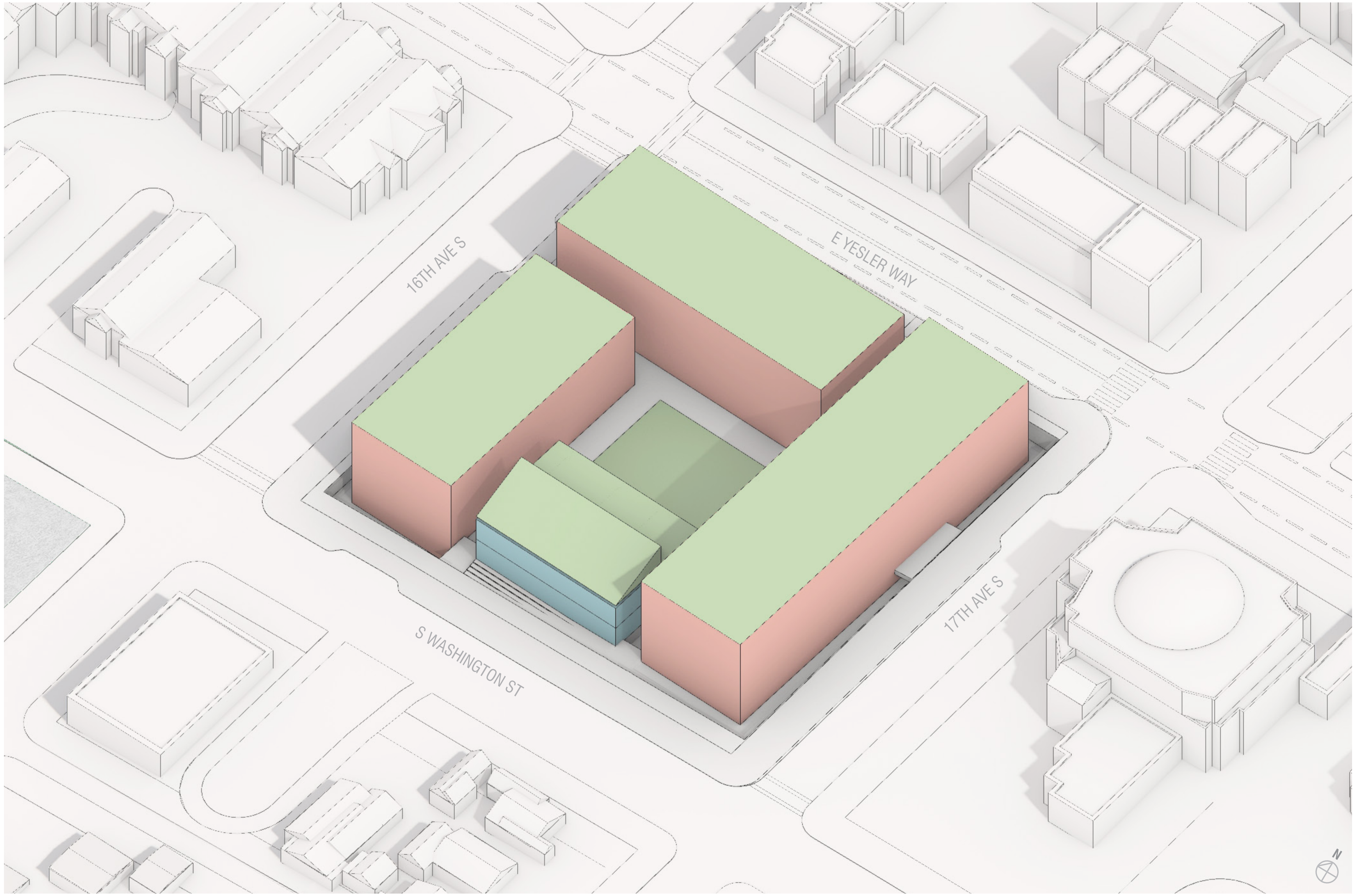
DEC 21 @ 3:00 PM

🟨 SUNRISE
🟥 SUNSET
🟧 DAYLIGHT

TOTAL AMOUNT OF
TIME W/ SUNLIGHT IN
COURTYARD: **10 MIN**

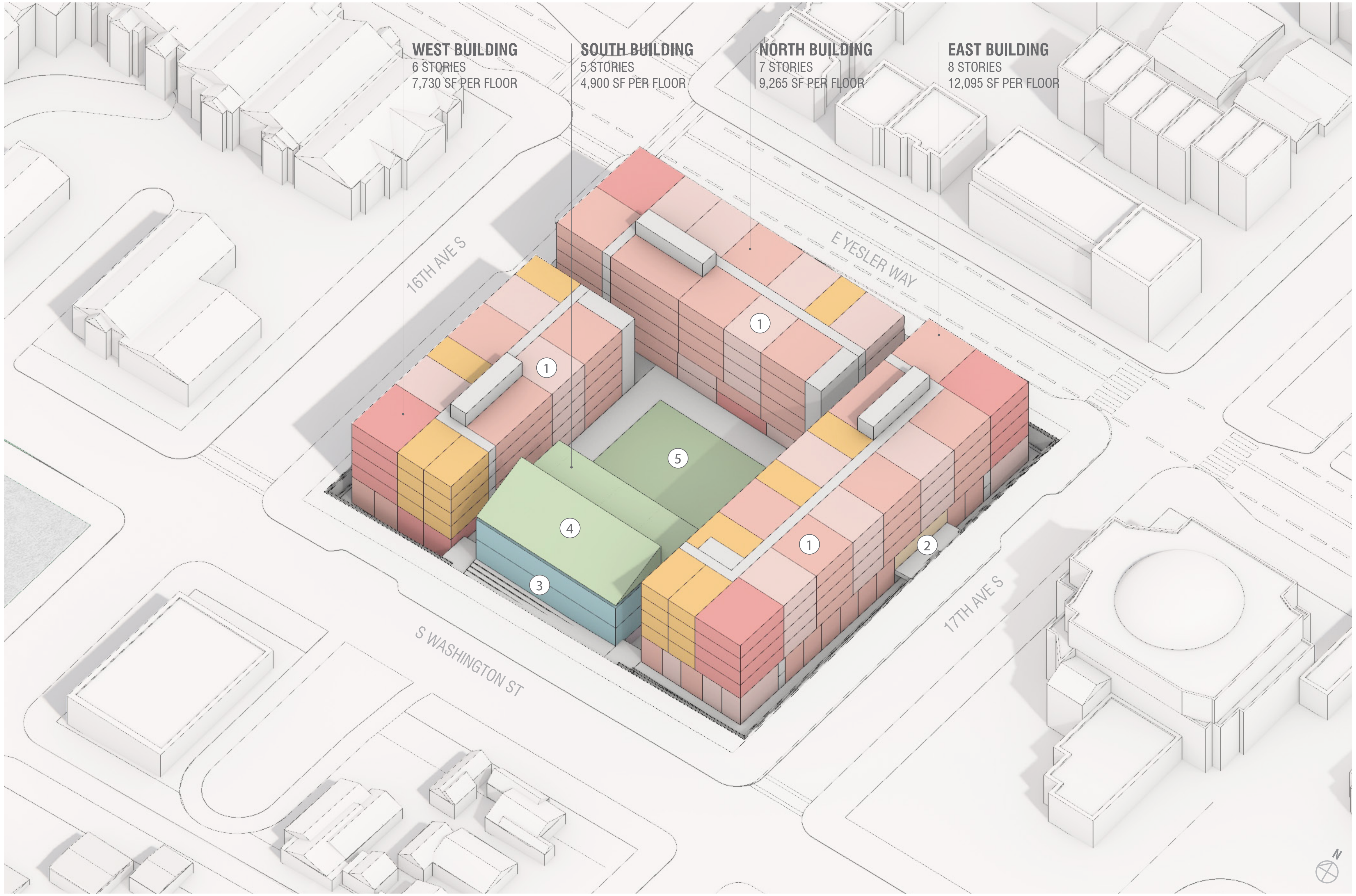
# YESLER SEATTLE RESIDENTIAL
## MASSING OVERVIEW

> “Project concepts should be intelligible and clear... Building design should relate to the earth, using building forms and massing that engage the ground plane... Appropriately scale buildings so that they relate to the scale and form of the adjacent public realm.”
> *- Central Area Design Guidelines, Architectural Concept (DC2)*



- 🟥 RESIDENTIAL
- 🟦 COMMUNITY SPACE
- 🟩 GREENSPACE

# YESLER SEATTLE RESIDENTIAL
## PROGRAM OVERVIEW



**WEST BUILDING**
6 STORIES
7,730 SF PER FLOOR

**SOUTH BUILDING**
5 STORIES
4,900 SF PER FLOOR

**NORTH BUILDING**
7 STORIES
9,265 SF PER FLOOR

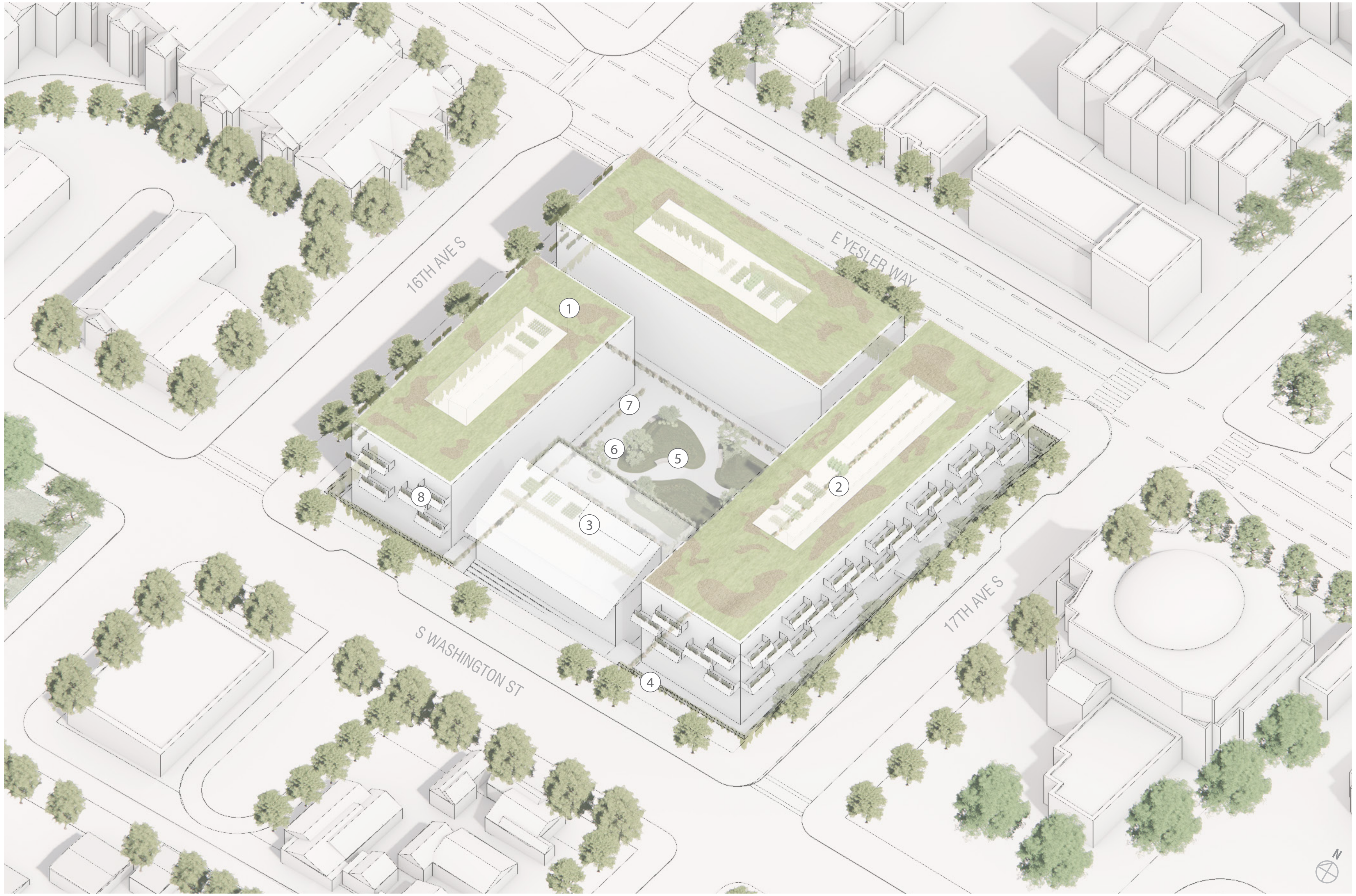
**EAST BUILDING**
8 STORIES
12,095 SF PER FLOOR

① RESIDENTIAL UNITS
② RESIDENTIAL LOBBY
③ COMMUNITY CHILDCARE
④ COMMUNITY WINTER GARDEN
⑤ COURTYARD

🟧 STUDIO (400 SF)
🟥 1-BED A (600 SF)
🟥 1-BED B (700 SF)
🟥 2-BED (800 SF)
🟨 RESI LOBBY
🟦 COMMUNITY SPACE
🟩 GREENSPACE

# YESLER SEATTLE RESIDENTIAL
## LANDSCAPE SUSTAINABILITY OVERVIEW

> “Consider tree species as a unifying feature to provide identifiable character to a street or project... Incorporate an irrigation plan for the trees and other landscaping proposed to ensure maintainability of the plants, or include low maintenance, drought-resistant species.”
> *- Central Area Design Guidelines, Natural Systems & Site Features (CS1)*



① **SOLAR-READY BROWN ROOF**
SELF-VEGETATING SUBSTRATE SURFACE

② **ROOFTOP CONSERVATORIES**
URBAN AGRICULTURE

③ **WINTER GARDEN**
COMMUNITY GARDENS

④ **MOAT PLANTERS**
INDIVIDUAL GARDENS

⑤ **COURTYARD LANDSCAPE**
RAINWATER MANAGEMENT

⑥ **COURTYARD TREES**
RELOCATED EXCEPTIONAL TREES

⑦ **RESIDENTIAL YARDS**
RAINWATER MANAGEMENT

⑧ **BALCONY PLANTERS**
INDIVIDUAL GARDENS

# COMMUNITY ENGAGEMENT

Adjaye Associates

What are some design features that express the Black, Pan Asian and Indigenous presence in the neighborhood?

Where in your community do you feel safe? What are the components that amplify that feeling and message of safety and welcoming?

What are the spaces and/or amenities that your community needs?

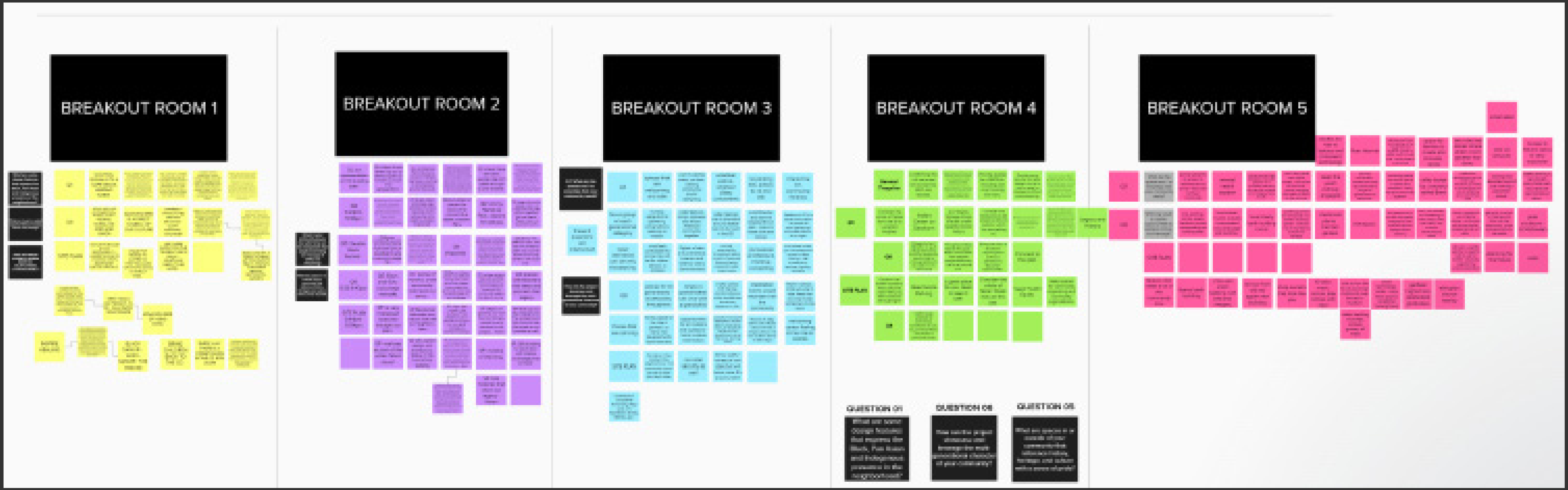
What are visual or spatial opportunities to express culture and heritage?

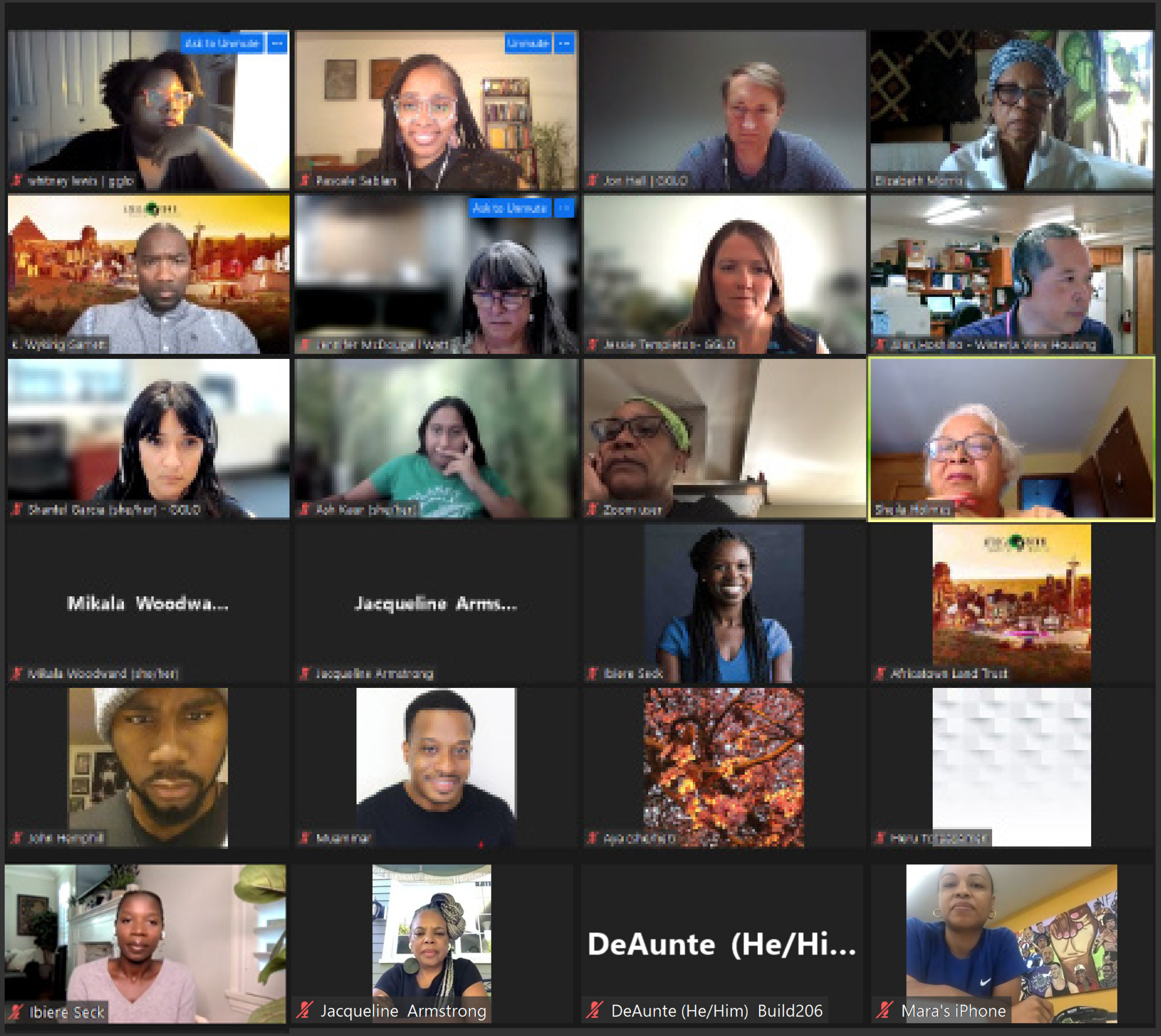
What are spaces in or outside of your community that reference history, heritage, and culture with a sense of pride?

How can the project showcase and leverage the multi-generational character of your community?

## YESLER SEATTLE RESIDENTIAL

STAKEHOLDER ENGAGEMENT 8/16


BREAKOUT ROOM 1
BREAKOUT ROOM 2
BREAKOUT ROOM 3
BREAKOUT ROOM 4
BREAKOUT ROOM 5


whitney lewis | gglo
Pascale Sablan
Jon Hall | GGLO
Elizabeth Morris
K. Wyking Garrett
Jennifer McDougal Watt
Jessie Templeton - GGLO
Shantel Garcia (she/her) - GGLO
Ash Kaur (she/her)
Zoom user
Sheila Holmes
Mikala Woodwa...
Mikala Woodward (she/her)
Jacqueline Arms...
Jacqueline Armstrong
Ibiere Seck
Africatown Land Trust
John Hemphill
Ibiere Seck
Jacqueline Armstrong
DeAunte (He/Hi...
DeAunte (He/Him) Build206
Mara's iPhone

## List the Major Trends:

1. Access to medical services, such as health, dental, vision

2. Intergenerational uses

3. 360 Views and access to roof tops

4. Celebrating history and legacy of community members

5. Spaces for gathering, for education, for building community

6. Integration of art

7. Returning to the practice of growing our own food

8. Information hub to learn about what is happening in the community

9. Legacy of Black Businesses

10. High quality design while maintaining affordability

**What spaces for activities would you like to be public for the entire community to enjoy?**

**What spaces for activities would you like only the residence to enjoy?**

**What community spaces would you like to see included in the project?**

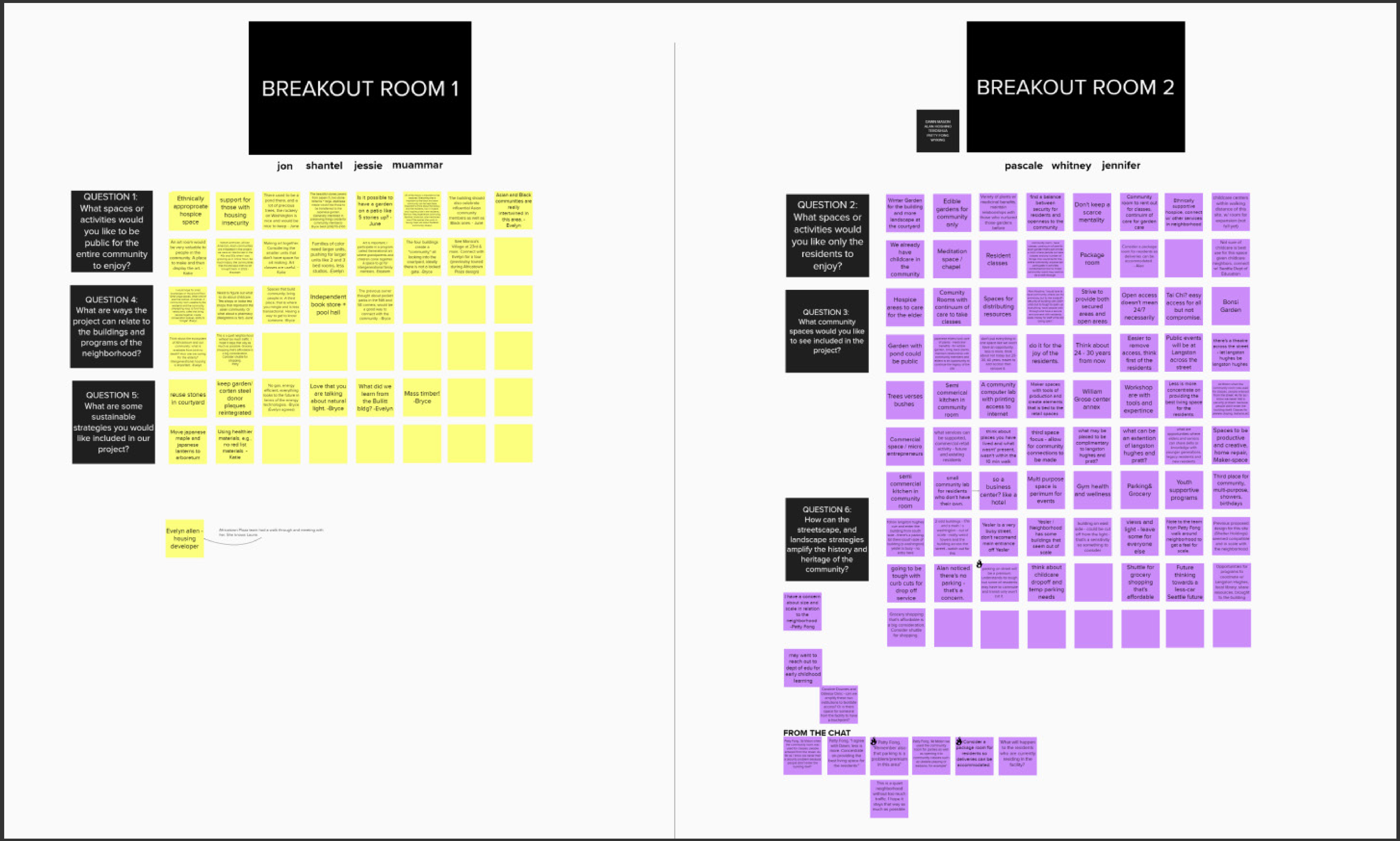
**What are ways the project can relate to the buildings and uses of the neigborhood?**

**What are some sustainable strategies you would like included in our project?**

**How can the streetscape, and landscape strategies amplify the history and heritage of the community?**

# YESLER SEATTLE RESIDENTIAL

## STAKEHOLDER ENGAGEMENT 8/23



BREAKOUT ROOM 1

jon shantel jessie muammar

**QUESTION 1:** What spaces or activities would you like to be public for the entire community to enjoy?

- Ethnically approprote hospice space
- support for those with housing insecurity
- Is it possible to have a garden on a patio like 5 stories up? - June
- The building should also celebrate influential Asian community members as well as Black ones. - June
- Asian and Black communities are really intertwined in this area. - Evelyn
- Families of color need larger units, pushing for larger units like 2 and 3 bed rooms, less studios. -Evelyn
- The four buildings create a "community" all looking into the courtyard, ideally there is not a locked gate. -Bryce
- See Monica's Village at 23rd & main. Connect with Evelyn for a tour (previously toured during Africatown Plaza design)

**QUESTION 4:** What are ways the project can relate to the buildings and programs of the neighborhood?

- Independent book store + pool hall
- The previous owner thought about pocket parks in the NW and SE corners, would be a good way to connect with the community. - Bryce

**QUESTION 5:** What are some sustainable strategies you would like included in our project?

- reuse stones in courtyard
- keep garden/ corten steel donor plaques reintegrated
- Love that you are talking about natural light. -Bryce
- What did we learn from the Bullitt bldg? -Evelyn
- Mass timber! -Bryce
- Move japanese maple and japanese lanterns to arboretum
- Using healthier materials, e.g., no red list materials - Katie

Evelyn allen - housing developer

BREAKOUT ROOM 2

pascale whitney jennifer

**QUESTION 2:** What spaces or activities would you like only the residents to enjoy?

**QUESTION 3:** What community spaces would you like to see included in the project?

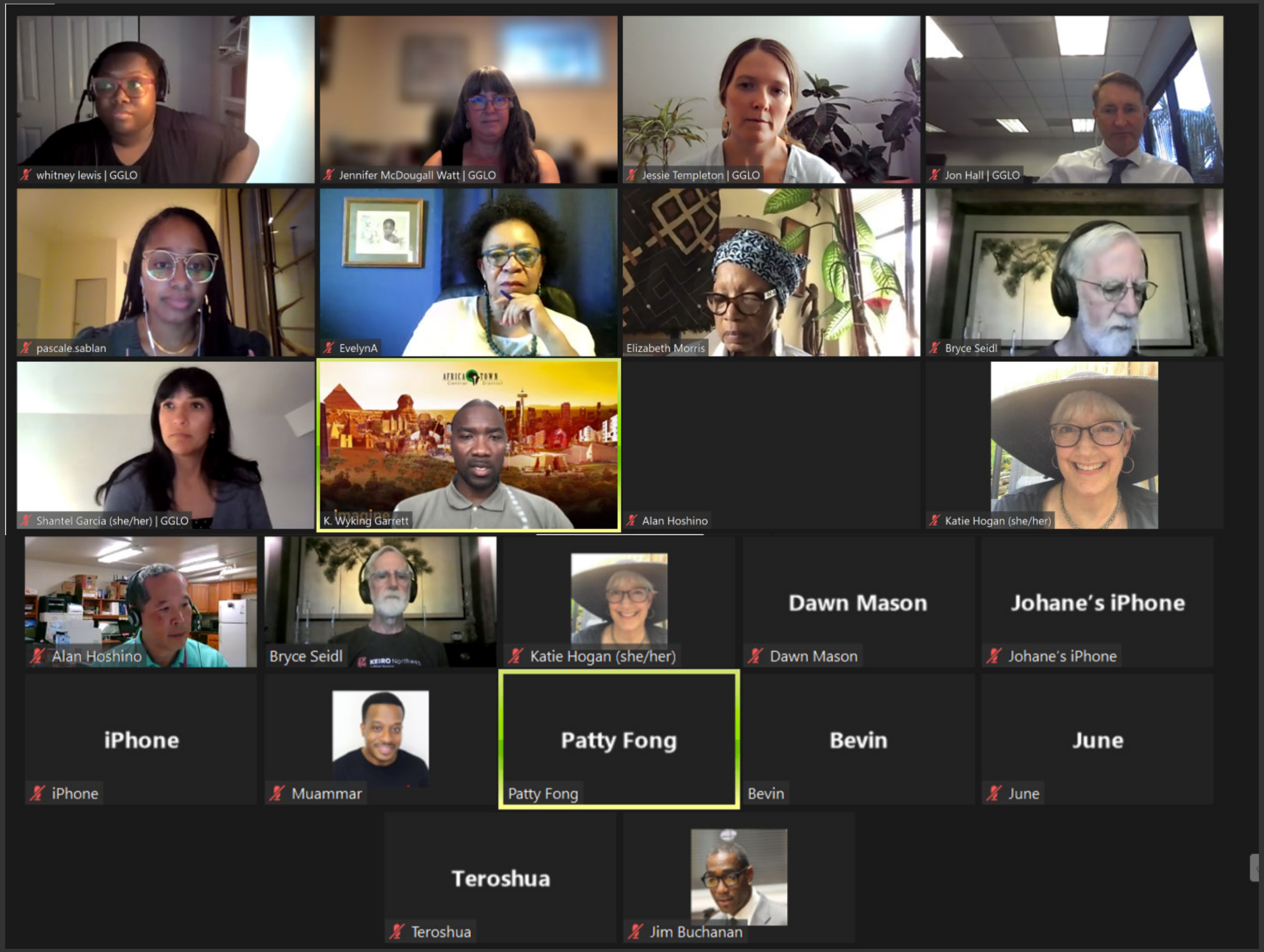
- Winter Garden for the building and more landscape at the courtyard
- Edible gardens for community only
- find a balance between security for residents and openness to the community
- Don't keep a scarce mentality
- Community room to rent out for classes, continuum of care for garden care
- Ethnically supportive hospice, connect w/ other services in neighborhood
- We already have childcare in the community
- Meditation space / chapel
- Resident classes
- Package room
- Consider a package room for residents so deliveries can be accommodated
- Hospice areas to care for the elder
- Comunity Rooms with continuum of care to take classes
- Spaces for distributing resources
- Strive to provide both secured areas and open areas
- Open access doesn't mean 24/7 necessarily
- Tai Chi? easy access for all but not compromise.
- Bonsi Garden
- Garden with pond could be public
- do it for the joy of the residents.
- Think about 24 - 30 years from now
- Easier to remove access, think first of the residents
- Public events will be at Langston across the street
- there's a theatre across the street - let langston hughes be langston hughes
- Trees verses bushes
- Semi commerical kitchen in community room
- A community computer lab with printing access to internet
- Maker spaces with tools of production and create elements that is tied to the retail spaces
- William Grose center annex
- Workshop are with tools and expertince
- Less is more concentrate on providing the best living space for the residents.
- Commercial space / micro entrepreneurs
- third space focus - allow for community connections to be made
- what may be placed to be complimentary to langston hughes and pratt?
- what can be an extention of langston hughes and pratt?
- Spaces to be productive and creative, home repair, Maker-space
- semi commercial kitchen in community room
- small community lab for residents who don't have their own.
- so a business center? like a hotel
- Multi purpose space is perimum for events
- Gym health and wellness
- Parking& Grocery
- Youth supportive programs
- Third place for community, multi-purpose, showers, birthdays

**QUESTION 6:** How can the streetscape, and landscape strategies amplify the history and heritage of the community?

- Yesler is a very busy street, don't recomend main entrance off Yesler
- Yesler / Neighborhood has some buildings that seem out of scale
- views and light - leave some for everyone else
- Note to the team from Patty Fong: walk around neighborhood to get a feel for scale.
- going to be tough with curb cuts for drop off service
- Alan noticed there's no parking - that's a concern.
- think about childcare dropoff and temp parking needs
- Shuttle for grocery shopping that's affordable
- Future thinking towards a less-car Seattle future
- Grocery shopping that's affordable is a big consideration. Consider shuttle for shopping
- I have a concern about size and scale in relation to the neighborhood -Patty Fong
- may want to reach out to dept of edu for early childhood learning

FROM THE CHAT

- Patty Fong: "I agree with Dawn: less is more. Concentrate on providing the best living space for the residents"
- Patty Fong: "Remember also that parking is a problem/premium in this area"
- Consider a package room for residents so deliveries can be accommodated
- What will happen to the residents who are currently residing in the facility?
- This is a quiet neighborhood without too much traffic. I hope it stays that way as much as possible.


whitney lewis | GGLO
Jennifer McDougall Watt | GGLO
Jessie Templeton | GGLO
Jon Hall | GGLO
pascale.sablan
EvelynA
Elizabeth Morris
Bryce Seidl
Shantel Garcia (she/her) | GGLO
K. Wyking Garrett
Alan Hoshino
Katie Hogan (she/her)
Alan Hoshino
Bryce Seidl
Katie Hogan (she/her)
Dawn Mason
Dawn Mason
Johane's iPhone
Johane's iPhone
iPhone
iPhone
Muammar
Patty Fong
Patty Fong
Bevin
Bevin
June
June
Teroshua
Teroshua
Jim Buchanan

## List the Major Trends:

### 1. Intent

Embodying history, cultivating pride while building community
Consider Ecosystem
Caring for those in all stages of life
Strengthen Intergenerational relationships

### 2. Desired Spaces

Larger Family Units
Creator / maker space / tech space
Healthcare Services / Pharmacy

### 3. Desired Design Elements

Integration of plants and greenery
High quality / lots of natural light
Balance of security and interaction with larger community
sustainability / holistic approach
Non-toxic materials

Provide high-quality affordable housing for a variety of resident types and family sizes to address the displacement of African American community

Honor the communities that have used, stewarded, and been displaced from the site and neighborhood prior to ACLT's ownership

Develop architecture that provides justice both in its execution and process with a new sustainable building with high quality design

Reinforce the current use patterns in the neighborhood and character

Incorporate and preserve existing landscape materials within publicly accessible courtyard open space areas and community spaces

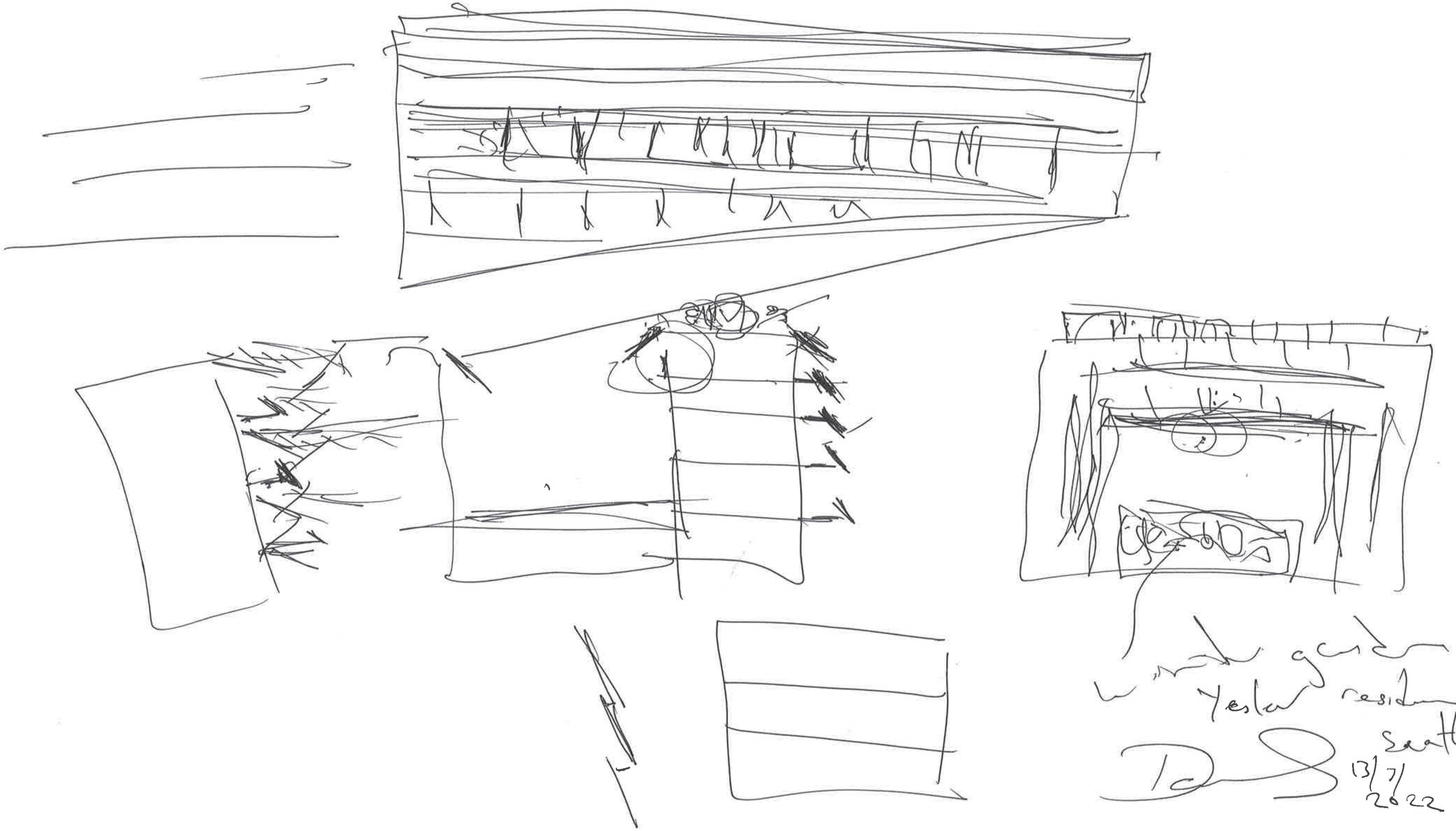
Address the building's height and configuration to increase usable open space while retaining the arboreal character of the existing site by maintaining, celebrating and restoring historic trees and activating streetscape through increased setbacks and extensive landscaping.

# DESIGN
## APPROACH

Adjaye Associates

# YESLER SEATTLE RESIDENTIAL

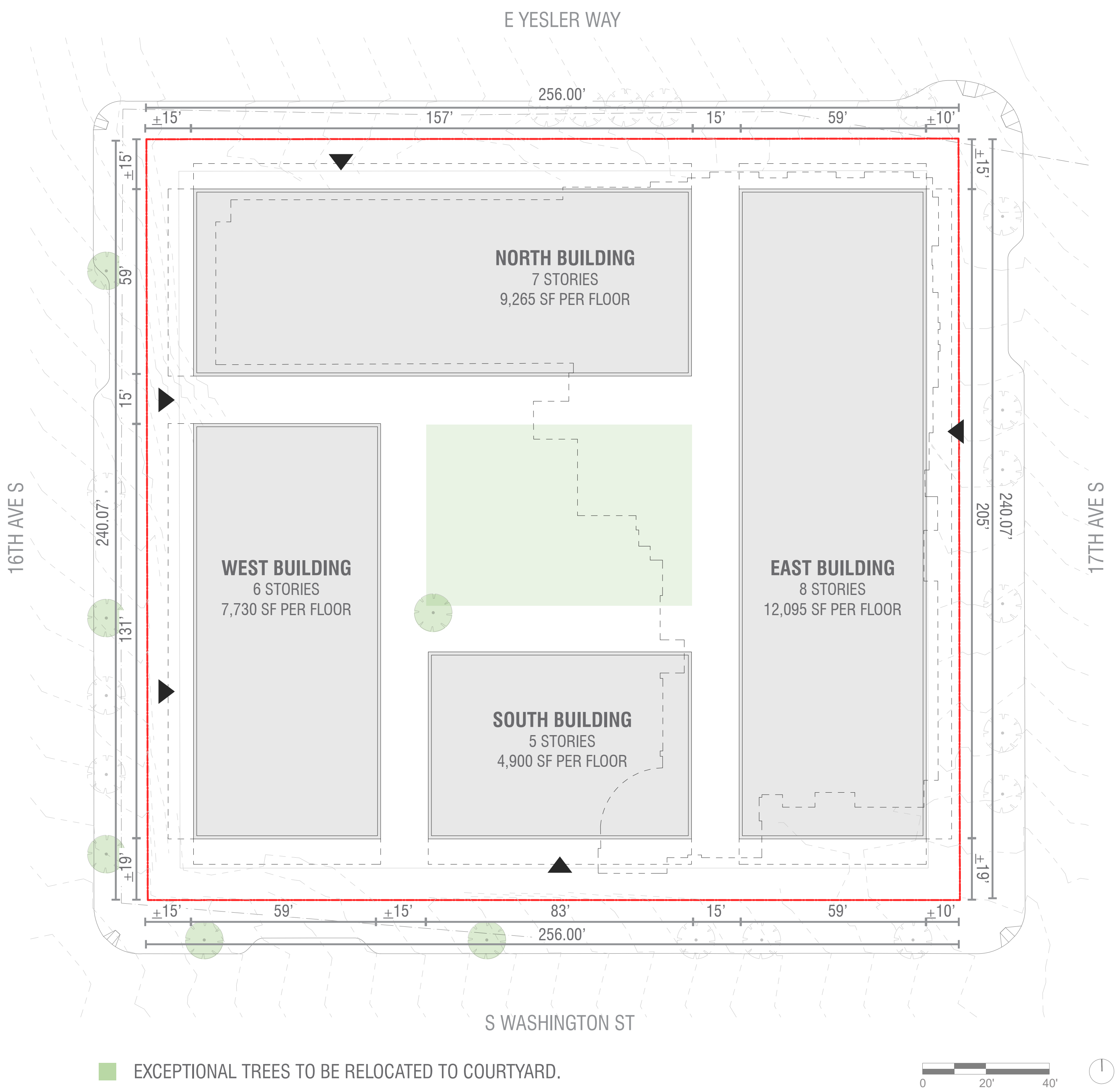
## BUILDING CONCEPT SKETCH



Yesler residences
Seattle
13/7/2022

## YESLER SEATTLE RESIDENTIAL

## PROJECT DATA


E YESLER WAY
256.00'
±15'
157'
15'
59'
±10'
±15'
59'
15'
131'
±19'
240.07'
16TH AVE S
NORTH BUILDING
7 STORIES
9,265 SF PER FLOOR
WEST BUILDING
6 STORIES
7,730 SF PER FLOOR
SOUTH BUILDING
5 STORIES
4,900 SF PER FLOOR
EAST BUILDING
8 STORIES
12,095 SF PER FLOOR
±15'
205'
240.07'
±19'
17TH AVE S
±15'
59'
±15'
83'
15'
59'
±10'
256.00'
S WASHINGTON ST
🟩 EXCEPTIONAL TREES TO BE RELOCATED TO COURTYARD.
0
20'
40'

| | |
|---|---|
| Lot Size | 61,462 SF |
| NC1-55 FAR | 3.75 MAX |
| Max Gross Area | 230,482 SF |

| | |
|---|---|
| **Gross Area** | **228,448 SF** |
| Above Ground Area | 198,373 SF |
| Below Ground Area | 30,075 SF |
| Floor Area Ratio (FAR) | 3.23 |

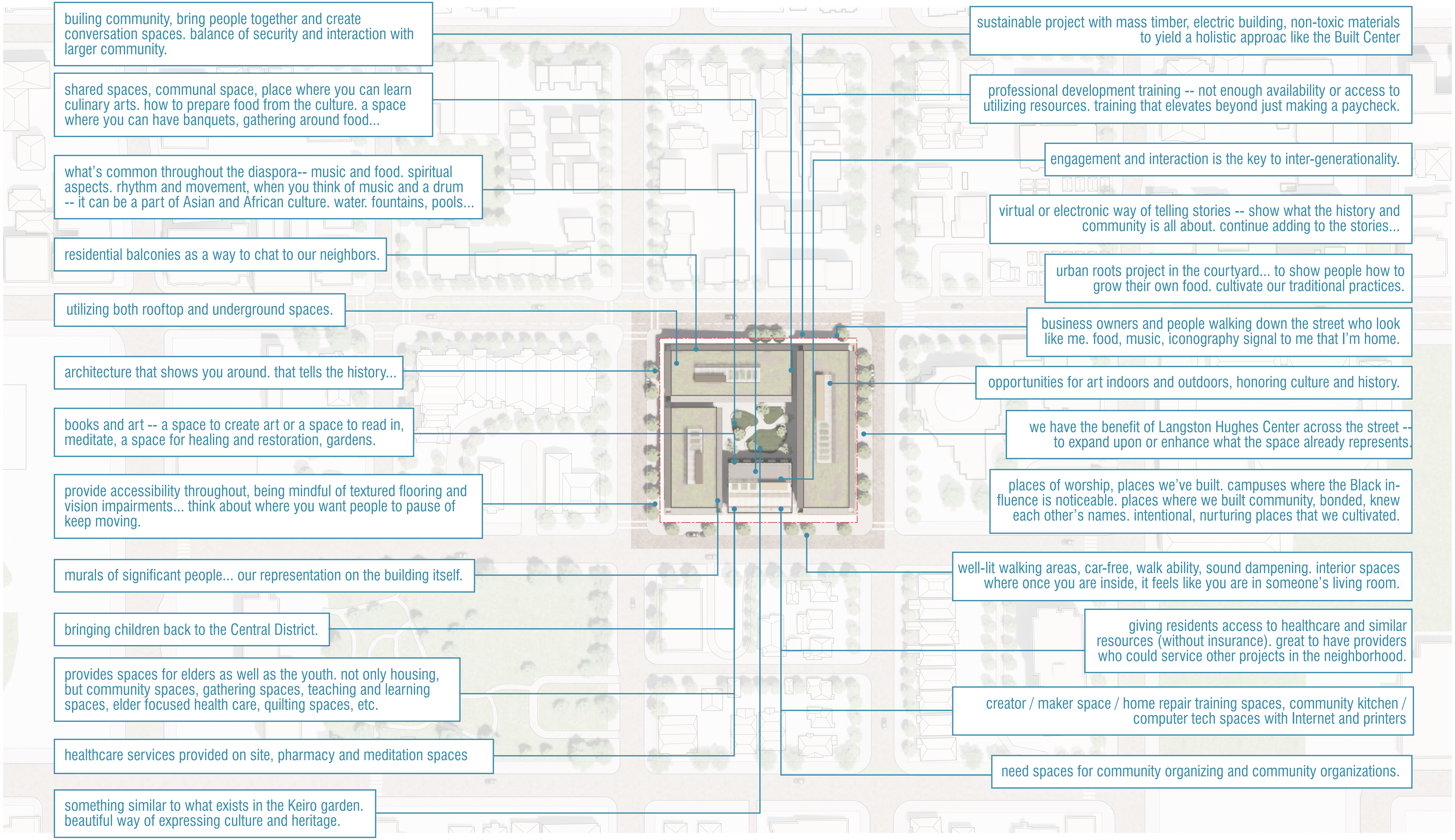
| | |
|---|---|
| **Residential Unit Area** | **149,034 SF** |
| **Circulation & Cores** | **36,331 SF** |
| **Bike Storage** | **9,504 SF** |
| **Manager Units / Common Areas / BOH** | **24,200 SF** |
| **Community Program** | **4,482 SF** |
| **Winter Garden** | **4,897 SF** |

**Unit Totals**

| | | | |
|---|---|---|---|
| Studio (400 SF) | 46x | 400 SF | 19,630 SF |
| 1 Bed (600 SF) | 66x | 600 SF | 39,380 SF |
| 1 Bed (700 SF) | 104x | 700 SF | 72,501 SF |
| 2 Bed | 22x | 800 SF | 17,523 SF |
| | 238x | | =149,034 SF |

# YESLER SEATTLE RESIDENTIAL

## PRELIMINARY DESIGN CONCEPT COMMUNITY ENGAGEMENT MEETINGS FEEDBACK



builing community, bring people together and create conversation spaces. balance of security and interaction with larger community.

shared spaces, communal space, place where you can learn culinary arts. how to prepare food from the culture. a space where you can have banquets, gathering around food...

what's common throughout the diaspora-- music and food. spiritual aspects. rhythm and movement, when you think of music and a drum -- it can be a part of Asian and African culture. water. fountains, pools...

residential balconies as a way to chat to our neighbors.

utilizing both rooftop and underground spaces.

architecture that shows you around. that tells the history...

books and art -- a space to create art or a space to read in, meditate, a space for healing and restoration, gardens.

provide accessibility throughout, being mindful of textured flooring and vision impairments... think about where you want people to pause of keep moving.

murals of significant people... our representation on the building itself.

bringing children back to the Central District.

provides spaces for elders as well as the youth. not only housing, but community spaces, gathering spaces, teaching and learning spaces, elder focused health care, quilting spaces, etc.

healthcare services provided on site, pharmacy and meditation spaces

something similar to what exists in the Keiro garden. beautiful way of expressing culture and heritage.

sustainable project with mass timber, electric building, non-toxic materials to yield a holistic approac like the Built Center

professional development training -- not enough availability or access to utilizing resources. training that elevates beyond just making a paycheck.

engagement and interaction is the key to inter-generationality.

virtual or electronic way of telling stories -- show what the history and community is all about. continue adding to the stories...

urban roots project in the courtyard... to show people how to grow their own food. cultivate our traditional practices.

business owners and people walking down the street who look like me. food, music, iconography signal to me that I'm home.

opportunities for art indoors and outdoors, honoring culture and history.

we have the benefit of Langston Hughes Center across the street -- to expand upon or enhance what the space already represents.

places of worship, places we've built. campuses where the Black influence is noticeable. places where we built community, bonded, knew each other's names. intentional, nurturing places that we cultivated.

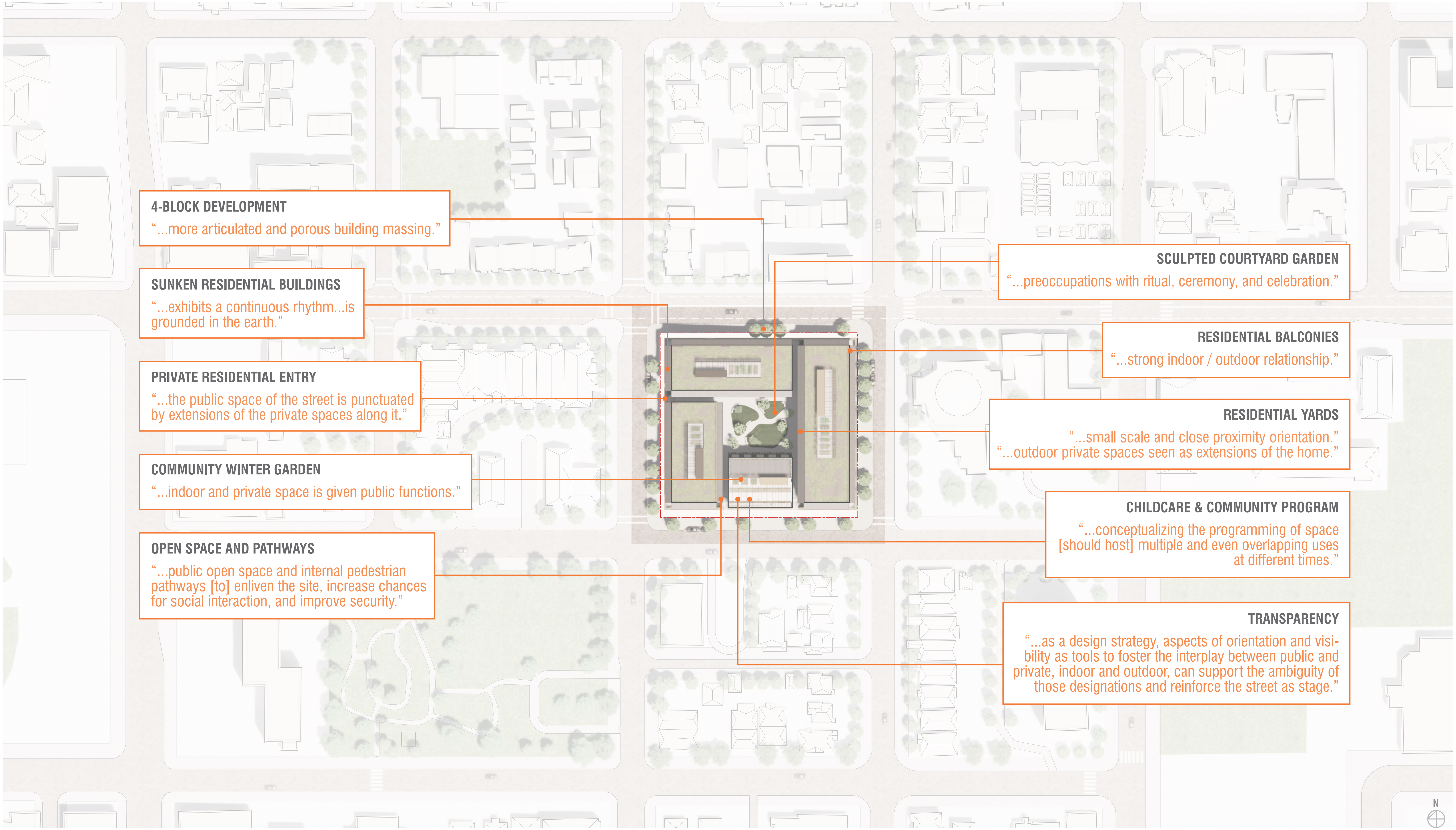
well-lit walking areas, car-free, walk ability, sound dampening. interior spaces where once you are inside, it feels like you are in someone's living room.

giving residents access to healthcare and similar resources (without insurance). great to have providers who could service other projects in the neighborhood.

creator / maker space / home repair training spaces, community kitchen / computer tech spaces with Internet and printers

need spaces for community organizing and community organizations.

> “Space, with an ambiguous delineation of public and private use, brings the outside world in and the inside world out.”
> *- Sara Zewde’s Theory of Black Urbanism*



**4-BLOCK DEVELOPMENT**
“...more articulated and porous building massing.”

**SUNKEN RESIDENTIAL BUILDINGS**
“...exhibits a continuous rhythm...is grounded in the earth.”

**PRIVATE RESIDENTIAL ENTRY**
“...the public space of the street is punctuated by extensions of the private spaces along it.”

**COMMUNITY WINTER GARDEN**
“...indoor and private space is given public functions.”

**OPEN SPACE AND PATHWAYS**
“...public open space and internal pedestrian pathways [to] enliven the site, increase chances for social interaction, and improve security.”

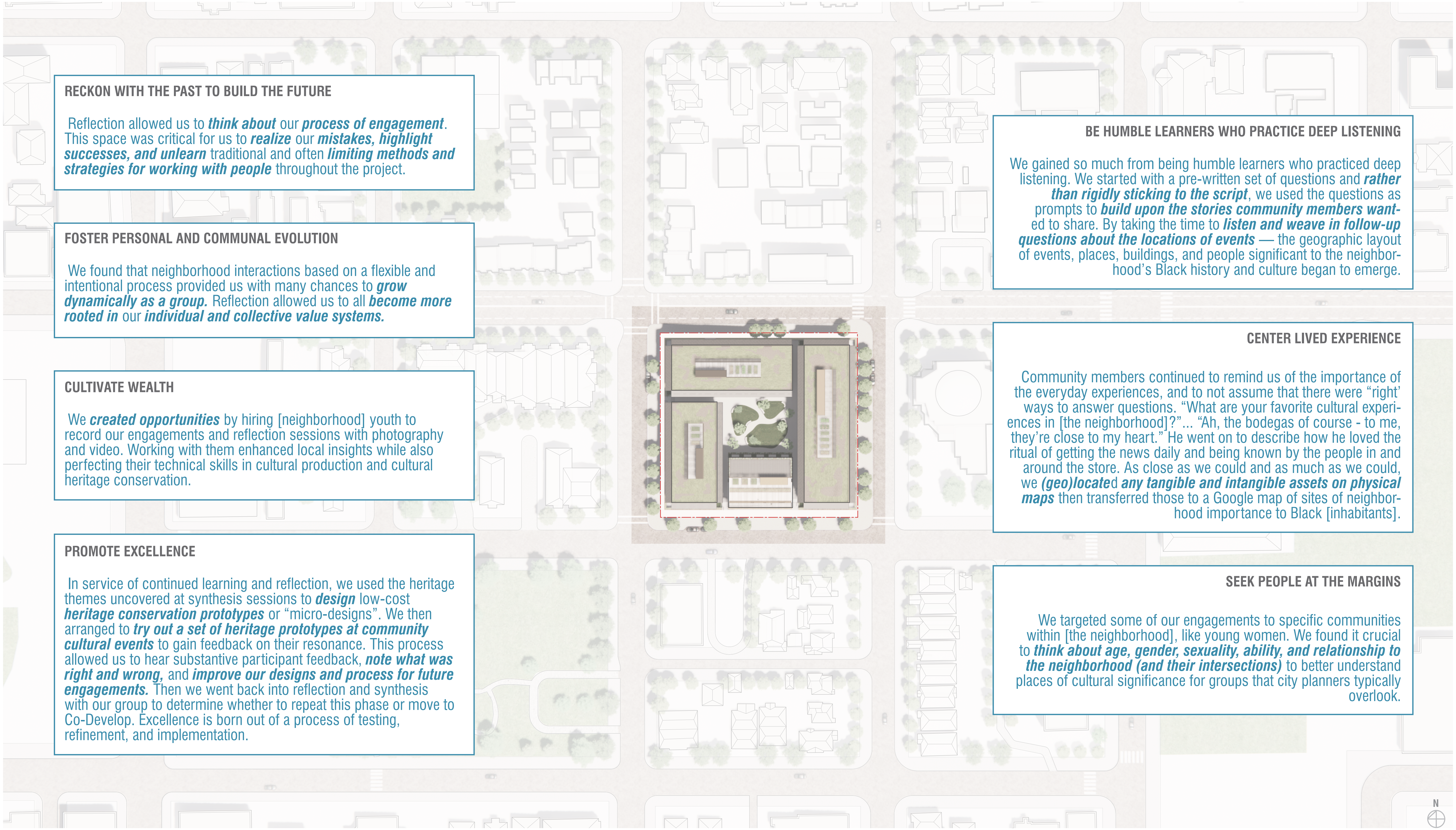
**SCULPTED COURTYARD GARDEN**
“...preoccupations with ritual, ceremony, and celebration.”

**RESIDENTIAL BALCONIES**
“...strong indoor / outdoor relationship.”

**RESIDENTIAL YARDS**
“...small scale and close proximity orientation.”
“...outdoor private spaces seen as extensions of the home.”

**CHILDCARE & COMMUNITY PROGRAM**
“...conceptualizing the programming of space [should host] multiple and even overlapping uses at different times.”

**TRANSPARENCY**
“...as a design strategy, aspects of orientation and visibility as tools to foster the interplay between public and private, indoor and outdoor, can support the ambiguity of those designations and reinforce the street as stage.”



### RECKON WITH THE PAST TO BUILD THE FUTURE

Reflection allowed us to ***think about*** our ***process of engagement***. This space was critical for us to ***realize*** our ***mistakes, highlight successes, and unlearn*** traditional and often ***limiting methods and strategies for working with people*** throughout the project.

### FOSTER PERSONAL AND COMMUNAL EVOLUTION

We found that neighborhood interactions based on a flexible and intentional process provided us with many chances to ***grow dynamically as a group.*** Reflection allowed us to all ***become more rooted in*** our ***individual and collective value systems.***

### CULTIVATE WEALTH

We ***created opportunities*** by hiring [neighborhood] youth to record our engagements and reflection sessions with photography and video. Working with them enhanced local insights while also perfecting their technical skills in cultural production and cultural heritage conservation.

### PROMOTE EXCELLENCE

In service of continued learning and reflection, we used the heritage themes uncovered at synthesis sessions to ***design*** low-cost ***heritage conservation prototypes*** or “micro-designs”. We then arranged to ***try out a set of heritage prototypes at community cultural events*** to gain feedback on their resonance. This process allowed us to hear substantive participant feedback, ***note what was right and wrong,*** and ***improve our designs and process for future engagements.*** Then we went back into reflection and synthesis with our group to determine whether to repeat this phase or move to Co-Develop. Excellence is born out of a process of testing, refinement, and implementation.

### BE HUMBLE LEARNERS WHO PRACTICE DEEP LISTENING

We gained so much from being humble learners who practiced deep listening. We started with a pre-written set of questions and ***rather than rigidly sticking to the script***, we used the questions as prompts to ***build upon the stories community members wanted*** to share. By taking the time to ***listen and weave in follow-up questions about the locations of events*** — the geographic layout of events, places, buildings, and people significant to the neighborhood’s Black history and culture began to emerge.

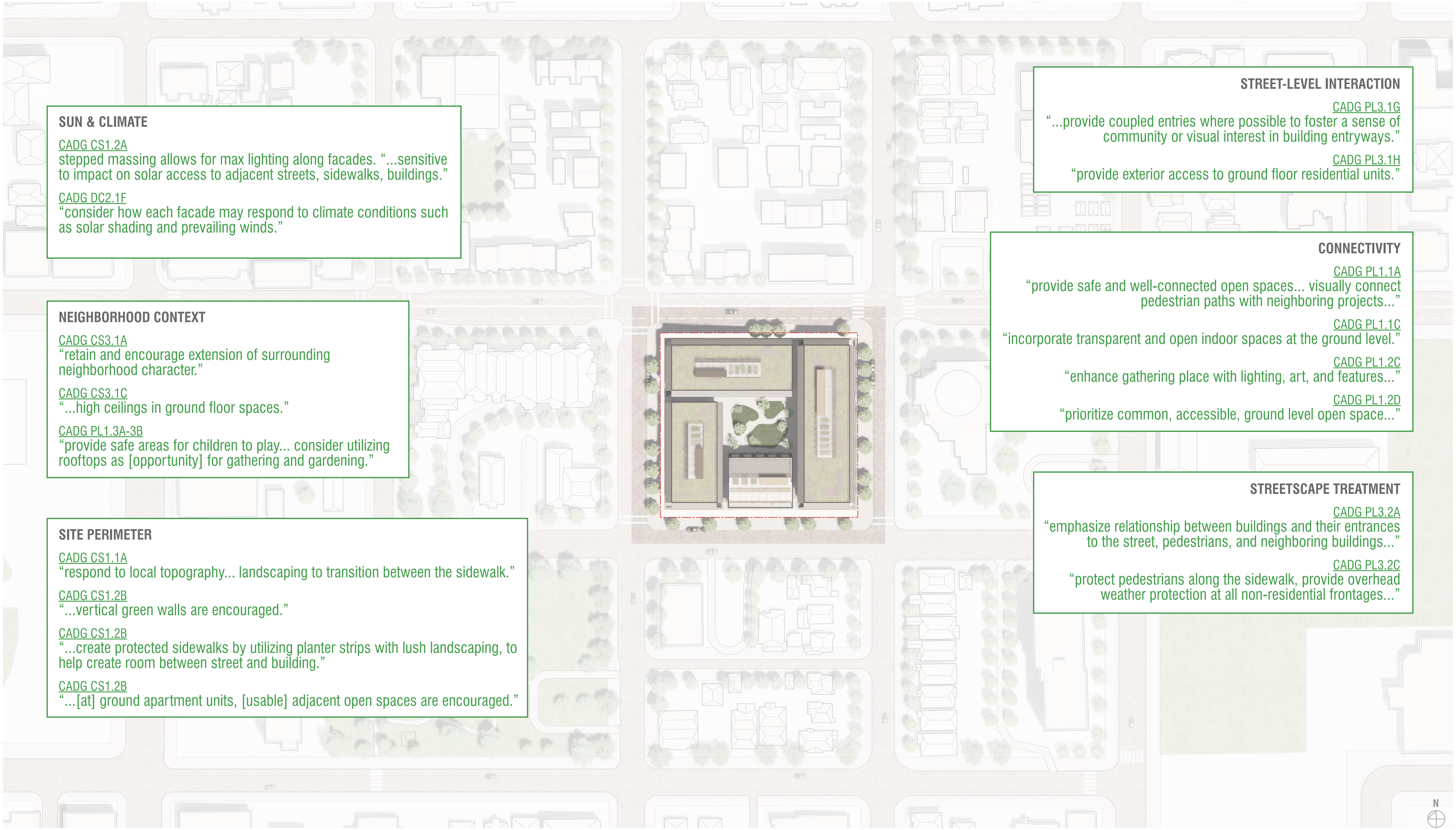
### CENTER LIVED EXPERIENCE

Community members continued to remind us of the importance of the everyday experiences, and to not assume that there were “right” ways to answer questions. “What are your favorite cultural experiences in [the neighborhood]?”... “Ah, the bodegas of course - to me, they’re close to my heart.” He went on to describe how he loved the ritual of getting the news daily and being known by the people in and around the store. As close as we could and as much as we could, we ***(geo)locate***d ***any tangible and intangible assets on physical maps*** then transferred those to a Google map of sites of neighborhood importance to Black [inhabitants].

### SEEK PEOPLE AT THE MARGINS

We targeted some of our engagements to specific communities within [the neighborhood], like young women. We found it crucial to ***think about age, gender, sexuality, ability, and relationship to the neighborhood (and their intersections)*** to better understand places of cultural significance for groups that city planners typically overlook.

# YESLER SEATTLE RESIDENTIAL
## CENTRAL AREA DESIGN GUIDELINES



### SUN & CLIMATE

CADG CS1.2A
stepped massing allows for max lighting along facades. "...sensitive to impact on solar access to adjacent streets, sidewalks, buildings."

CADG DC2.1F
"consider how each facade may respond to climate conditions such as solar shading and prevailing winds."

### NEIGHBORHOOD CONTEXT

CADG CS3.1A
"retain and encourage extension of surrounding neighborhood character."

CADG CS3.1C
"...high ceilings in ground floor spaces."

CADG PL1.3A-3B
"provide safe areas for children to play... consider utilizing rooftops as [opportunity] for gathering and gardening."

### SITE PERIMETER

CADG CS1.1A
"respond to local topography... landscaping to transition between the sidewalk."

CADG CS1.2B
"...vertical green walls are encouraged."

CADG CS1.2B
"...create protected sidewalks by utilizing planter strips with lush landscaping, to help create room between street and building."

CADG CS1.2B
"...[at] ground apartment units, [usable] adjacent open spaces are encouraged."

### STREET-LEVEL INTERACTION

CADG PL3.1G
"...provide coupled entries where possible to foster a sense of community or visual interest in building entryways."

CADG PL3.1H
"provide exterior access to ground floor residential units."

### CONNECTIVITY

CADG PL1.1A
"provide safe and well-connected open spaces... visually connect pedestrian paths with neighboring projects..."

CADG PL1.1C
"incorporate transparent and open indoor spaces at the ground level."

CADG PL1.2C
"enhance gathering place with lighting, art, and features..."

CADG PL1.2D
"prioritize common, accessible, ground level open space..."

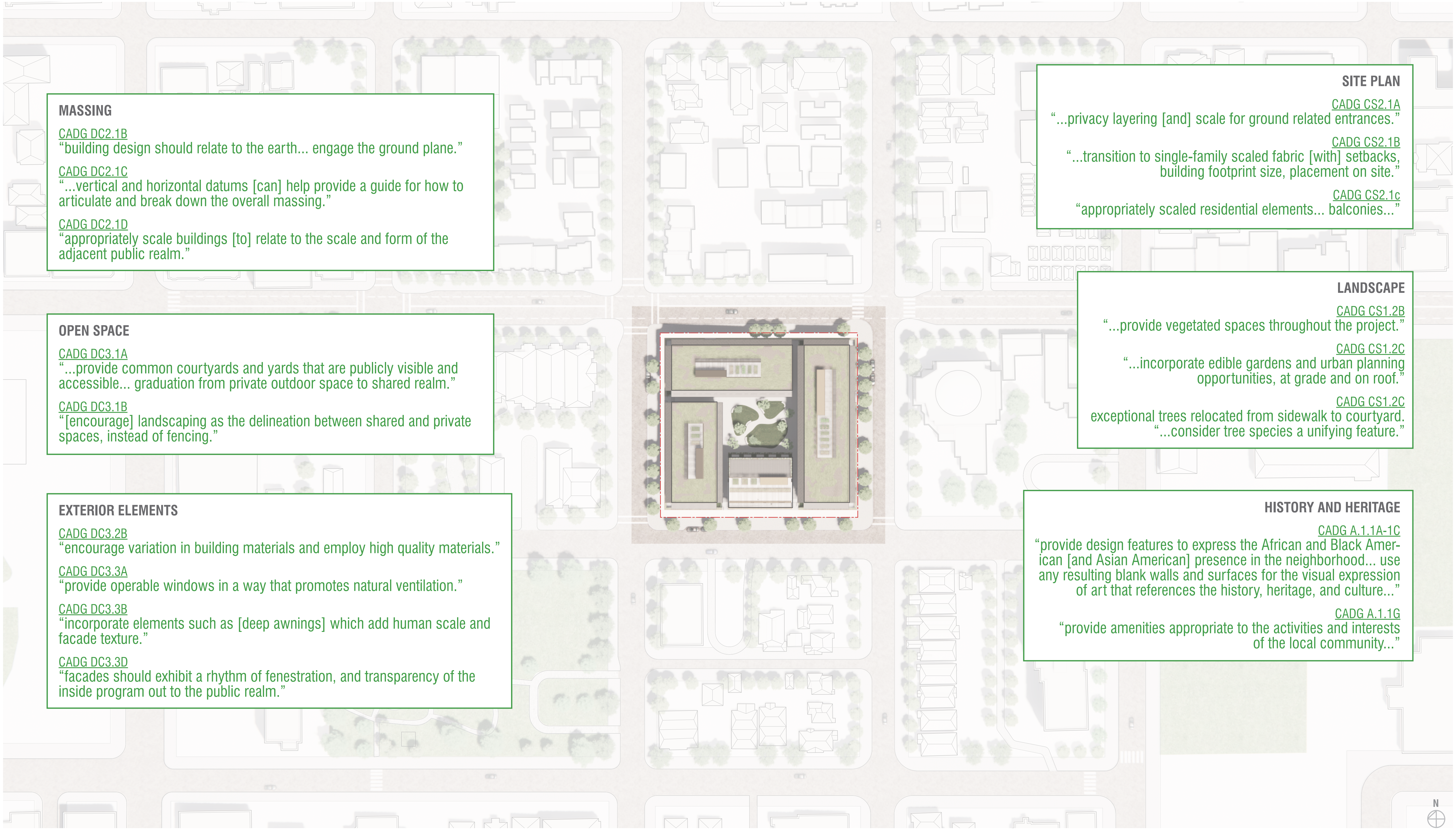
### STREETSCAPE TREATMENT

CADG PL3.2A
"emphasize relationship between buildings and their entrances to the street, pedestrians, and neighboring buildings..."

CADG PL3.2C
"protect pedestrians along the sidewalk, provide overhead weather protection at all non-residential frontages..."

# YESLER SEATTLE RESIDENTIAL

## CENTRAL AREA DESIGN GUIDELINES



### MASSING

CADG DC2.1B
“building design should relate to the earth... engage the ground plane.”

CADG DC2.1C
“...vertical and horizontal datums [can] help provide a guide for how to articulate and break down the overall massing.”

CADG DC2.1D
“appropriately scale buildings [to] relate to the scale and form of the adjacent public realm.”

### OPEN SPACE

CADG DC3.1A
“...provide common courtyards and yards that are publicly visible and accessible... graduation from private outdoor space to shared realm.”

CADG DC3.1B
“[encourage] landscaping as the delineation between shared and private spaces, instead of fencing.”

### EXTERIOR ELEMENTS

CADG DC3.2B
“encourage variation in building materials and employ high quality materials.”

CADG DC3.3A
“provide operable windows in a way that promotes natural ventilation.”

CADG DC3.3B
“incorporate elements such as [deep awnings] which add human scale and facade texture.”

CADG DC3.3D
“facades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.”

### SITE PLAN

CADG CS2.1A
“...privacy layering [and] scale for ground related entrances.”

CADG CS2.1B
“...transition to single-family scaled fabric [with] setbacks, building footprint size, placement on site.”

CADG CS2.1c
“appropriately scaled residential elements... balconies...”

### LANDSCAPE

CADG CS1.2B
“...provide vegetated spaces throughout the project.”

CADG CS1.2C
“...incorporate edible gardens and urban planning opportunities, at grade and on roof.”

CADG CS1.2C
exceptional trees relocated from sidewalk to courtyard.
“...consider tree species a unifying feature.”

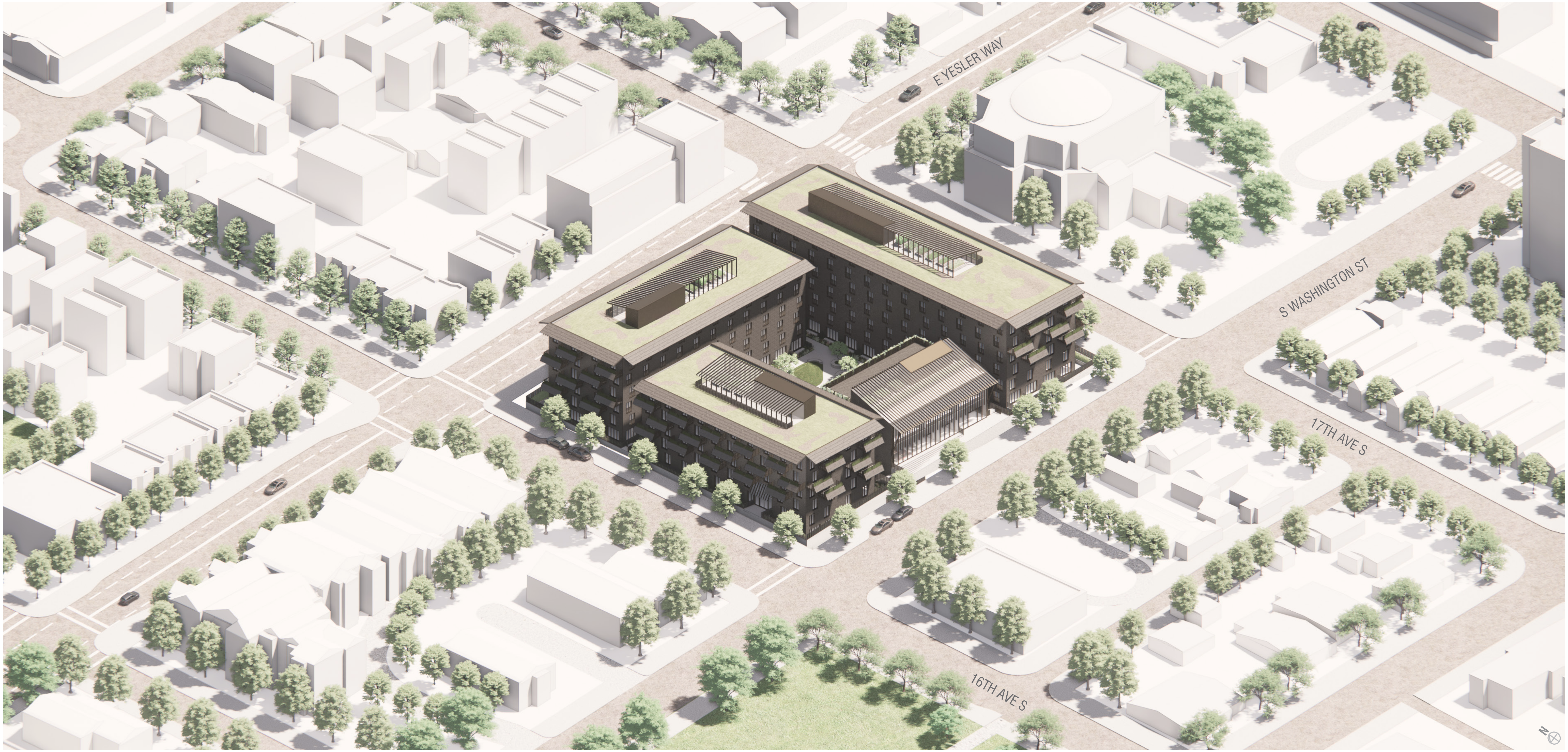
### HISTORY AND HERITAGE

CADG A.1.1A-1C
“provide design features to express the African and Black American [and Asian American] presence in the neighborhood... use any resulting blank walls and surfaces for the visual expression of art that references the history, heritage, and culture...”

CADG A.1.1G
“provide amenities appropriate to the activities and interests of the local community...”

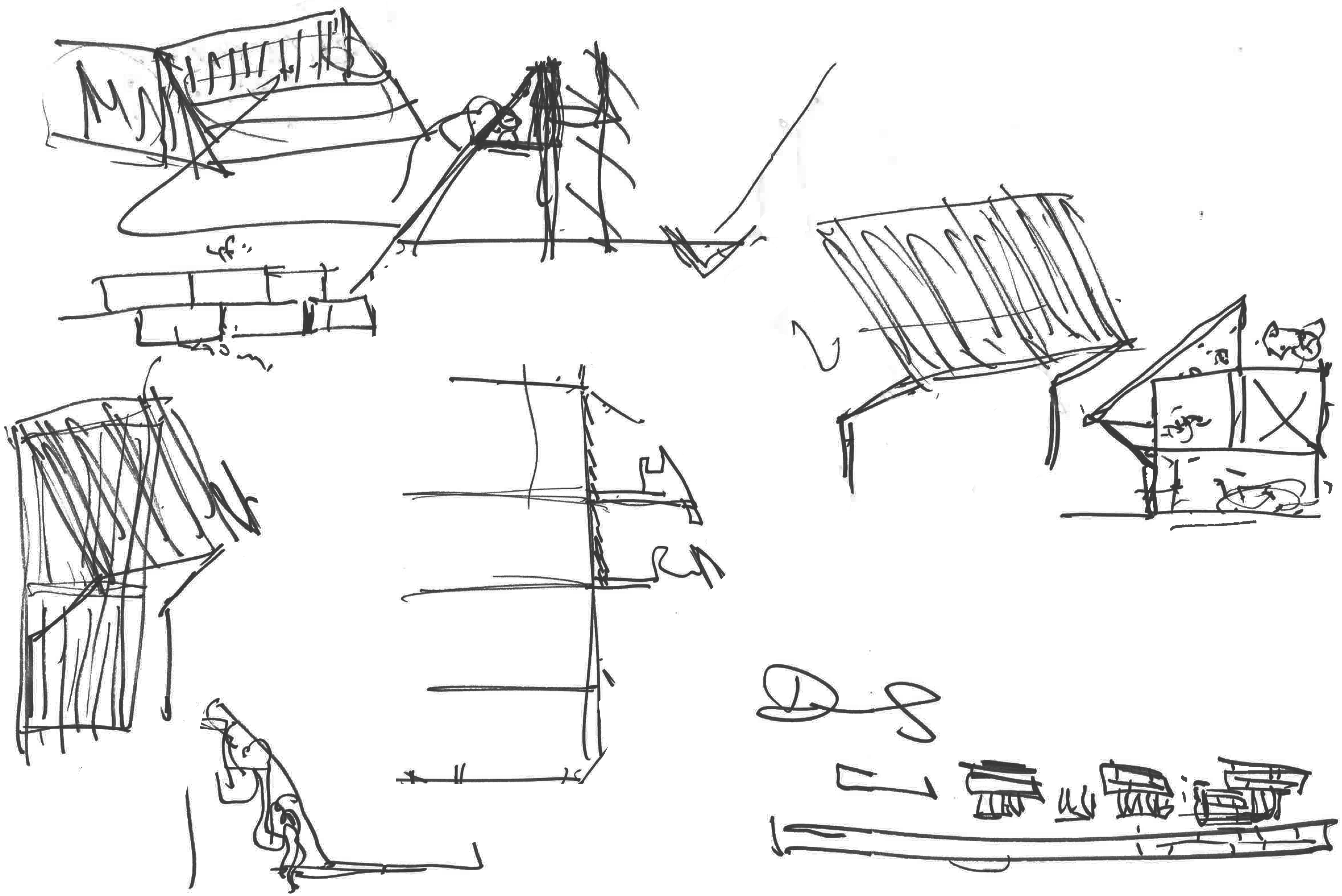
# YESLER SEATTLE RESIDENTIAL
## SOUTHWEST VIEW

> “Using building massing and articulation to transition to single-family scaled fabric. Other acceptable methods include setbacks, building footprint size and placement on the site, building width, facade modulation, and roof line articulation.”
> *- Central Area Design Guidelines, Urban Pattern & Form (CS2)*



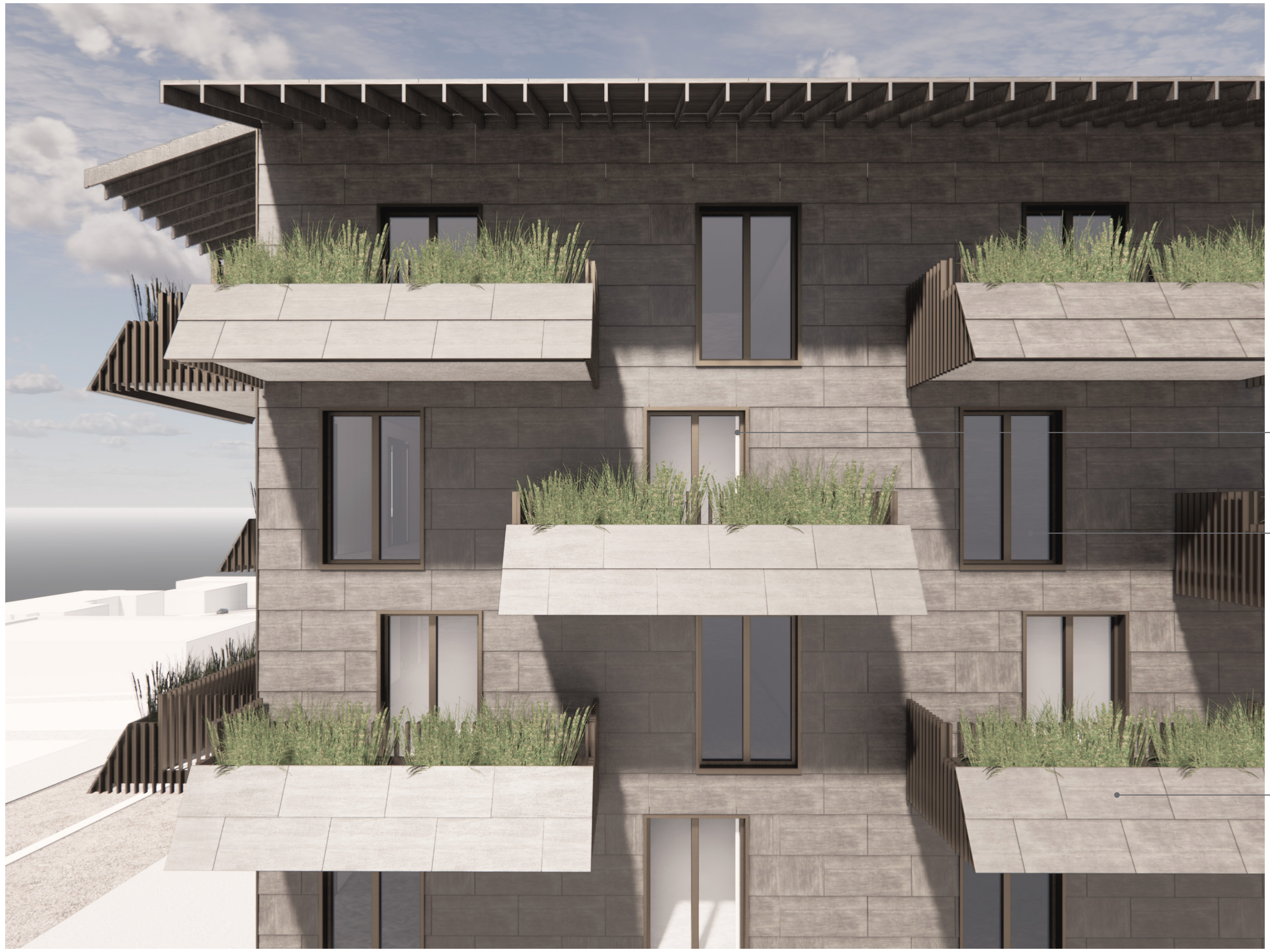
# YESLER SEATTLE RESIDENTIAL

## FACADE CONCEPT SKETCH



# YESLER SEATTLE RESIDENTIAL
## FACADE MATERIALS

> “Incorporate building materials and details that reflect human scale and the craftsmanship of the building process... incorporate elements [that] add human scale and facade texture. Facades should exhibit a rhythm of fenestration, and transparency on the inside program out to the public realm.”
> *- Central Area Design Guidelines, Exterior Elements and Finishes (DC4)*



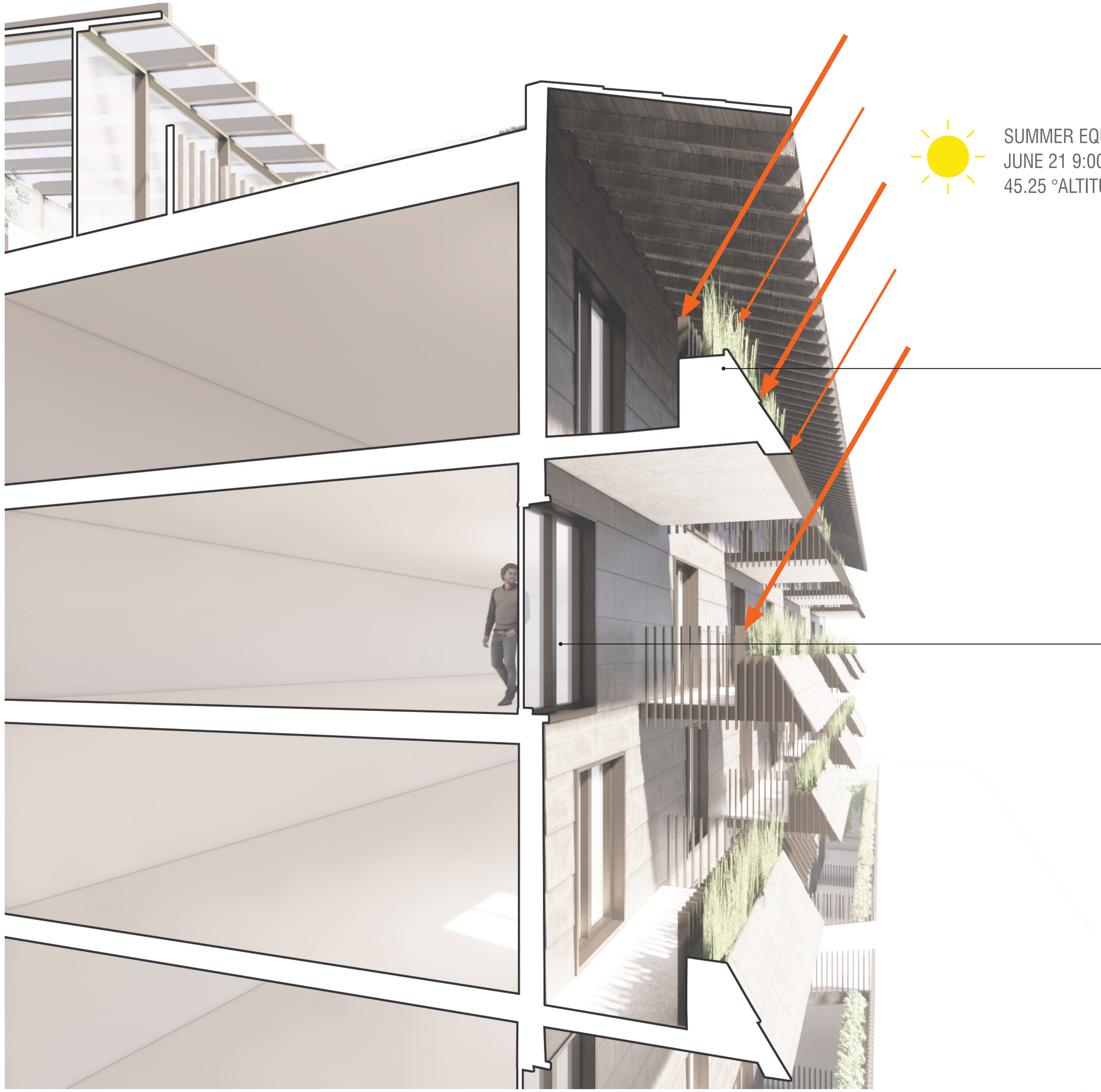
**VISION GLASS**
WINDOWS AND DOORS

**BRONZE PAINTED METAL**
WINDOW AND DOOR FRAMES

**WOOD SHIPLAP SIDING**
FACADE AND BALCONIES

# YESLER SEATTLE RESIDENTIAL
## FACADE SOLAR STUDY

> “Be sensitive to the project’s impact on solar access to adjacent streets, sidewalks, and buildings. Ensure sunlight reaches building entrances whenever possible.”
> *- Central Area Design Guidelines, Urban Pattern & Form (CS2)*



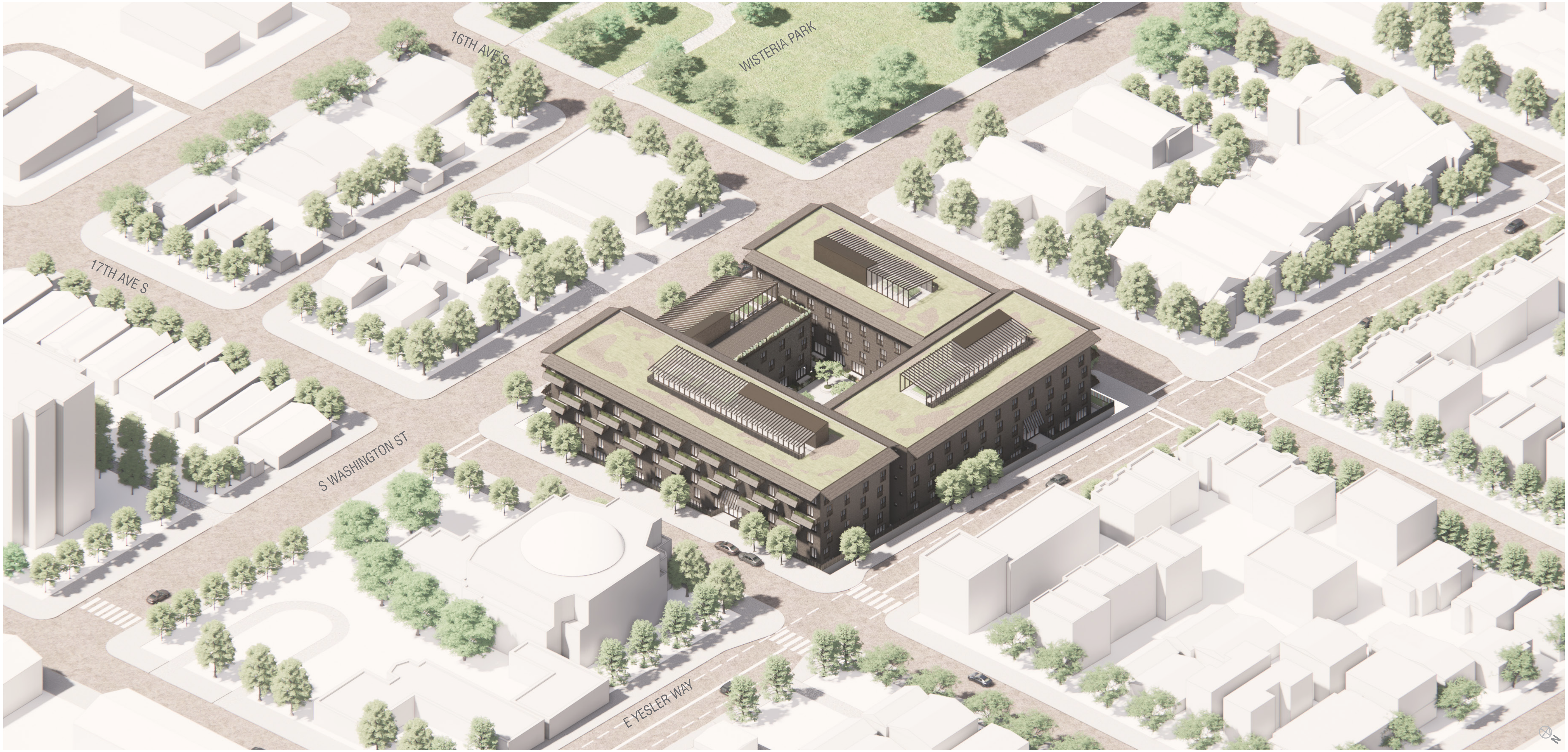
SUMMER EQUINOX
JUNE 21 9:00 AM
45.25 °ALTITUDE

AN AMENITY AS WELL AS A SOLAR SHADING DEVICE, BALCONIES WITH CALIBRATED ANGULAR TREATMENTS PROVIDE EARLY MORNING SUNLIGHT FOR PLANTS BUT GUARD AGAINST HARSH DIRECT SUNLIGHT INTO UNITS.

ALTERNATION OF LIVING ROOMS AND BEDROOMS IN STACKED UNITS BETWEEN FLOORS NOT ONLY PROVIDES A DISTINCTIVE FACADE ARTICULATION BUT FAVORS SHADING OF BEDROOMS DURING THE EARLY HOURS OF SUMMER MONTHS.

# YESLER SEATTLE RESIDENTIAL
## NORTHEAST VIEW

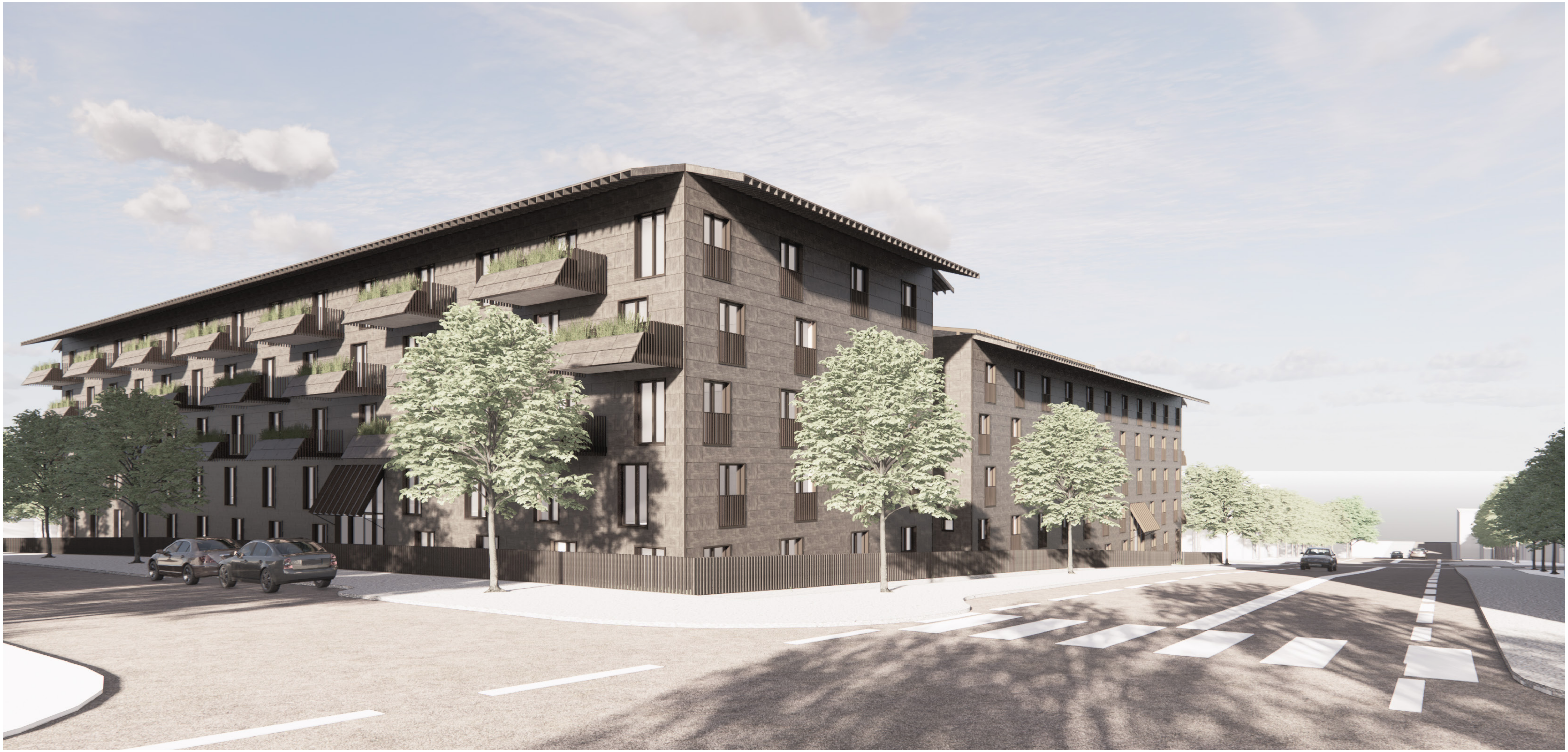
> "Encourage a safe, comfortable environment for pedestrians with components of complete streets... Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm."
> *- Central Area Design Guidelines, Urban Pattern & Form (CS2)*


16TH AVE S
WISTERIA PARK
17TH AVE S
S WASHINGTON ST
E YESLER WAY

# YESLER SEATTLE RESIDENTIAL

## NORTHEAST STREET VIEW

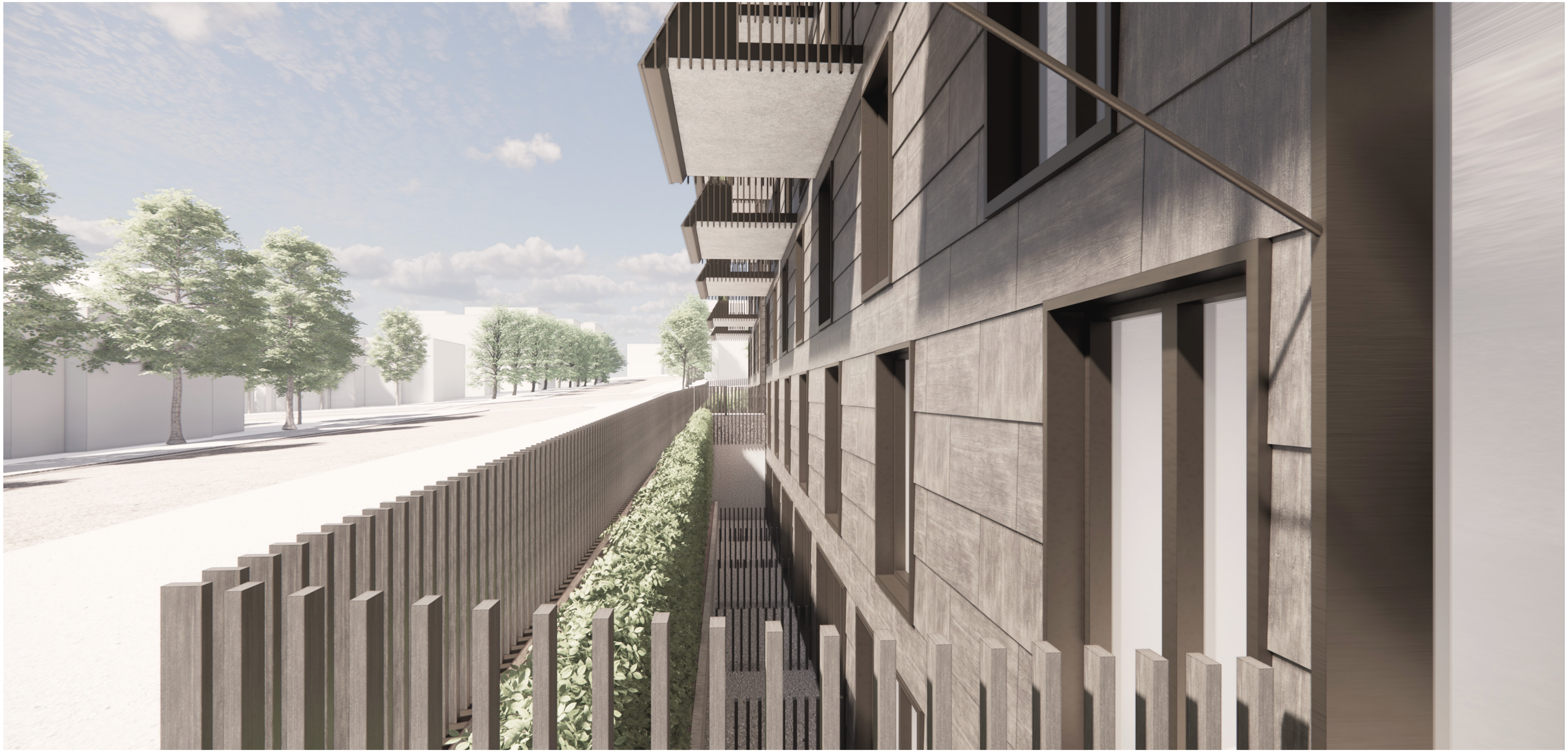
> “Emphasize the relationship between buildings and their entrances to the street, pedestrians, and neighboring buildings both adjacent and across the street. Provide special treatment through paving or building materials to highlight each business’s presence along the street.”
> *- Central Area Design Guidelines, Street-Level Interaction (PL3)*



# YESLER SEATTLE RESIDENTIAL

## PERIMETER MOATS | GROUND LEVEL

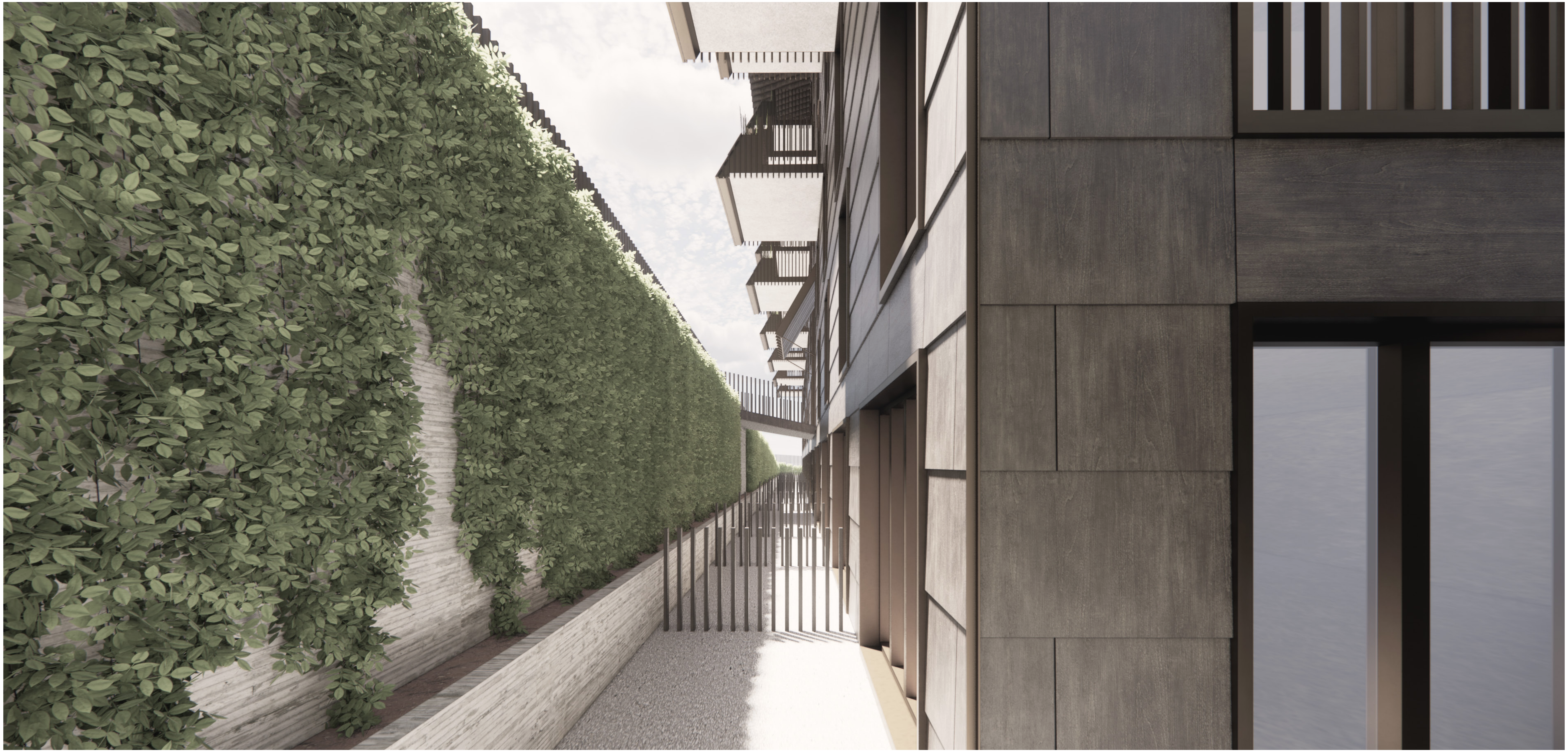
“Create protected sidewalks by utilizing planter strips with lush landscaping, to help create a ‘room’ between the street and the building.”
*- Central Area Design Guidelines, Natural Systems & Site Features (CS1)*



# YESLER SEATTLE RESIDENTIAL

## PERIMETER MOATS | RESIDENTIAL LEVEL

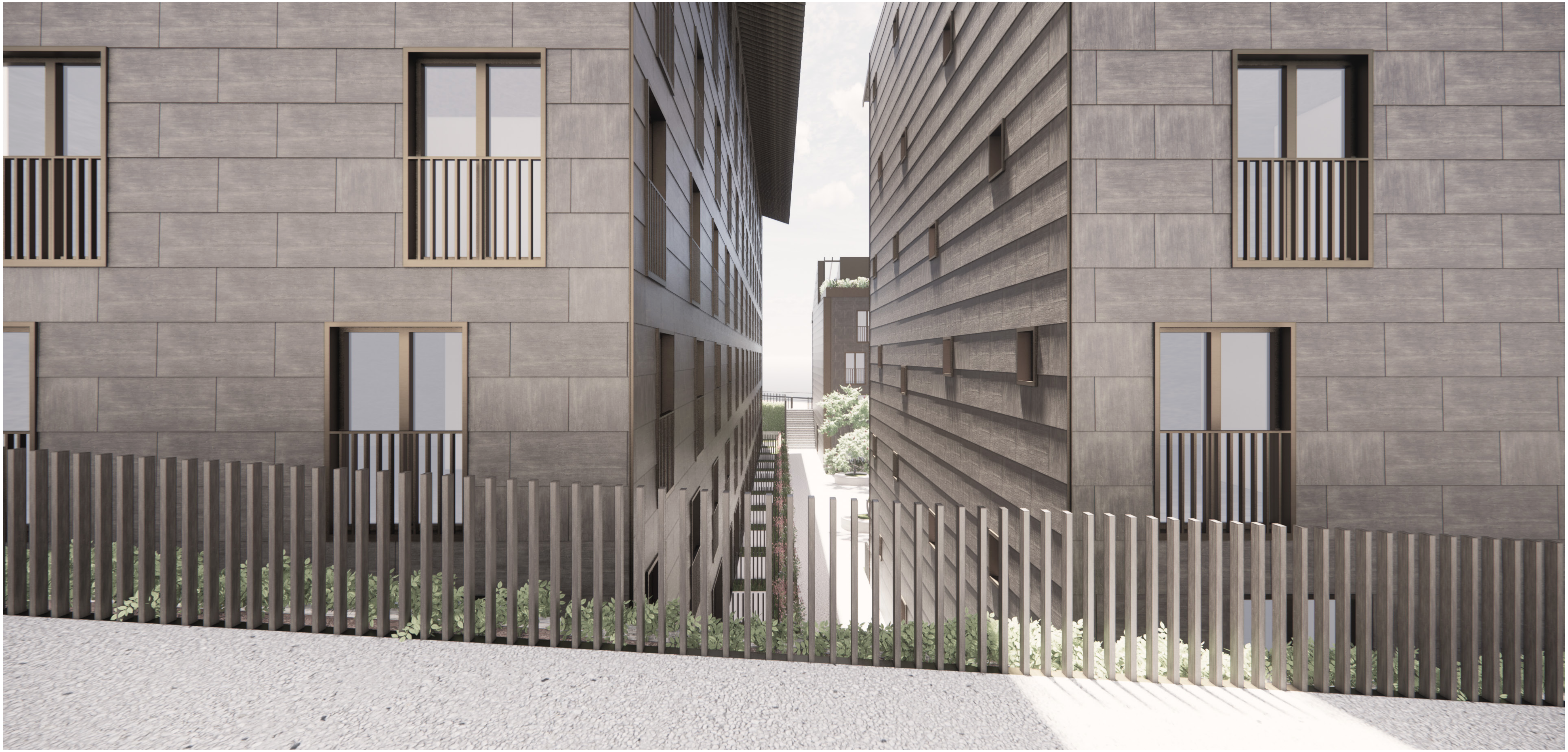
> “Provide vegetated spaces throughout the project. Vertical green walls are encouraged in addition to landscape beds.”
> *- Central Area Design Guidelines, Natural Systems & Site Features (CS1)*



# YESLER SEATTLE RESIDENTIAL

## NORTH PROMENADE | GROUND LEVEL VIEW

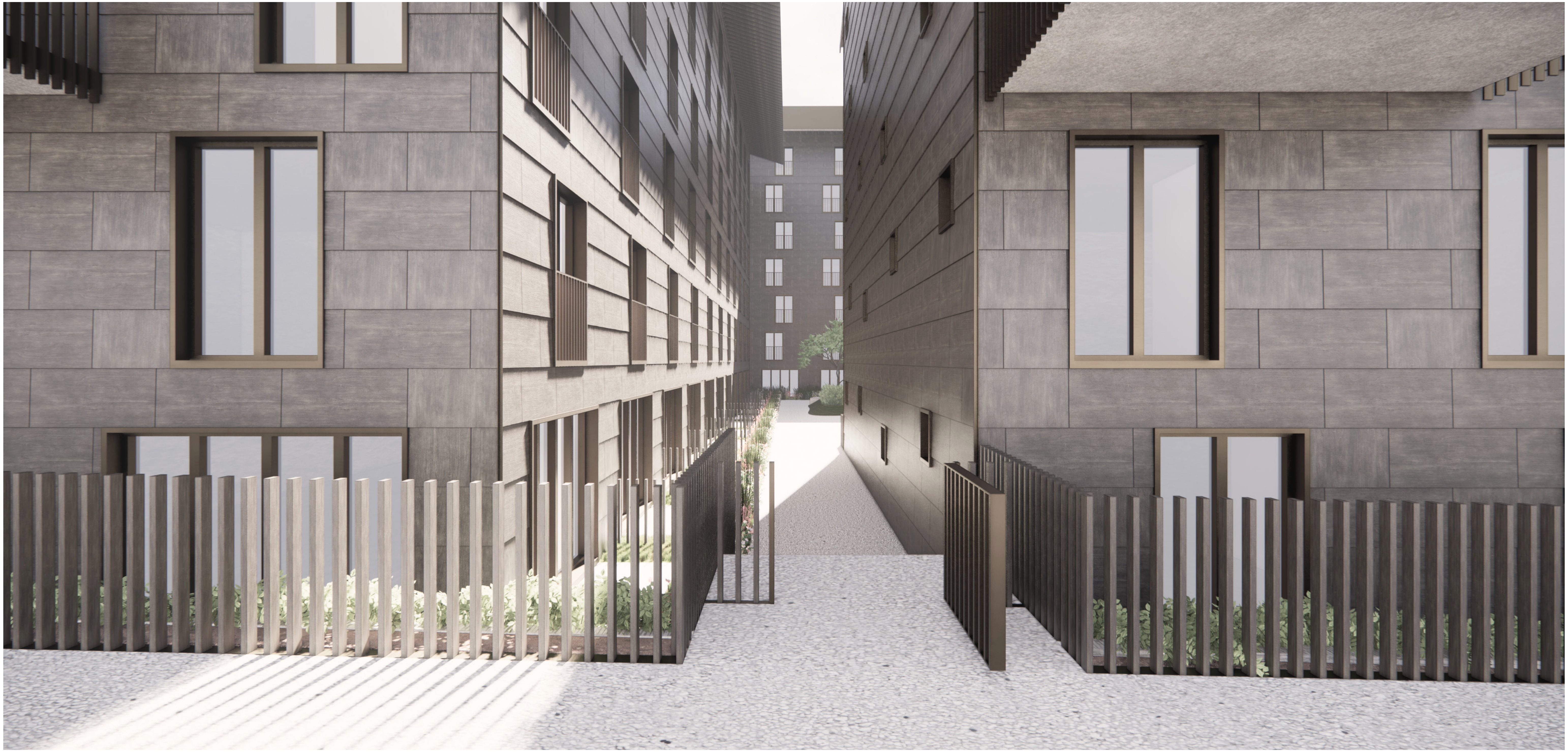
> "Provide safe and well-connected open spaces. Utilize walkways and linkages to visually and physically connect pedestrian paths with neighboring projects, shared spaces and public spaces such as streets."
> *- Central Area Design Guidelines, Connectivity (PL1)*



# YESLER SEATTLE RESIDENTIAL

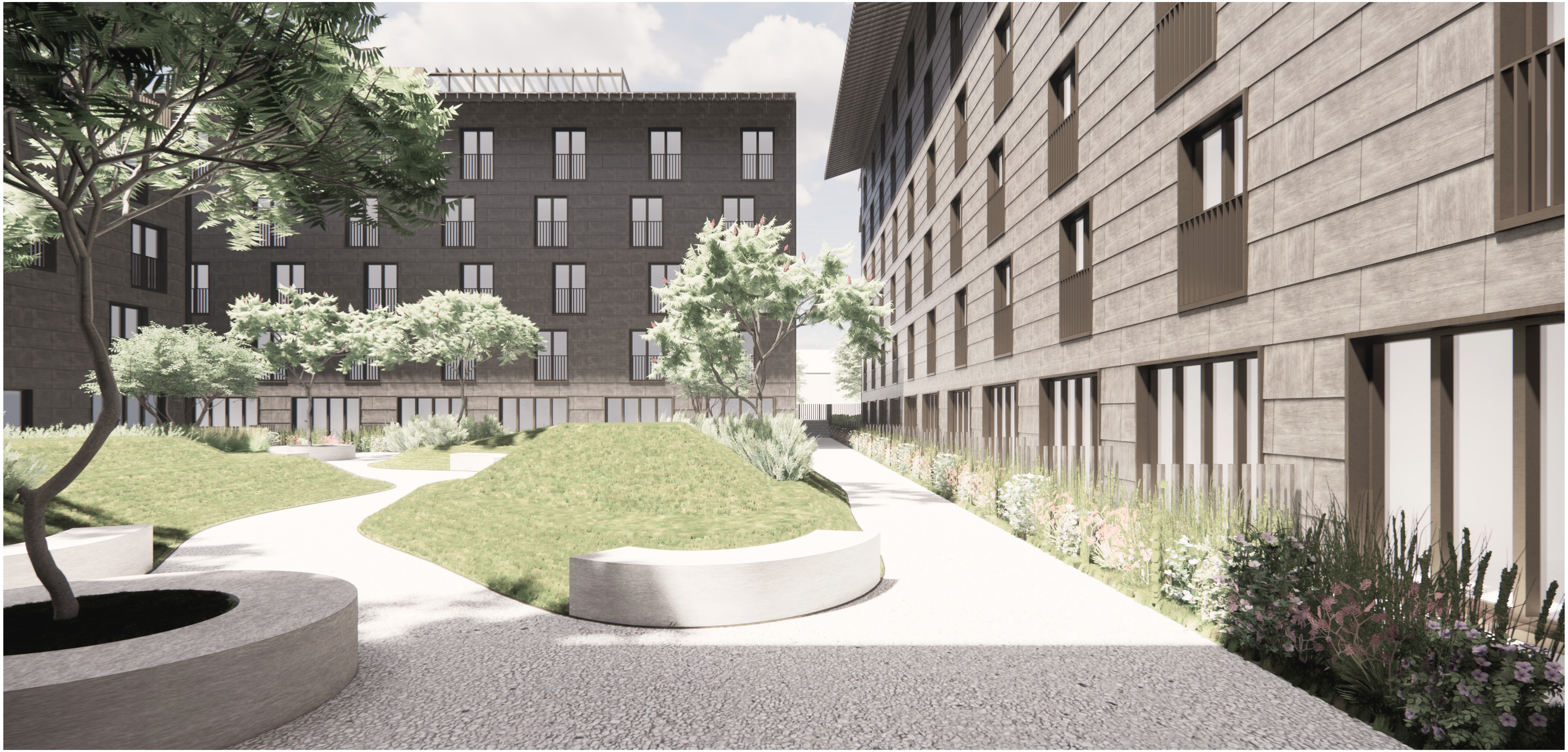
## WEST PROMENADE | RESIDENTIAL ENTRY

> "Where applicable, preserve alleys for pedestrian access and service use. Provide adequate lighting, transparency, and entrances to ensure active usage... Incorporate edible gardens and urban farming opportunities within the design, both at grade, and on the roof."
> *- Central Area Design Guidelines, Connectivity (PL1)*



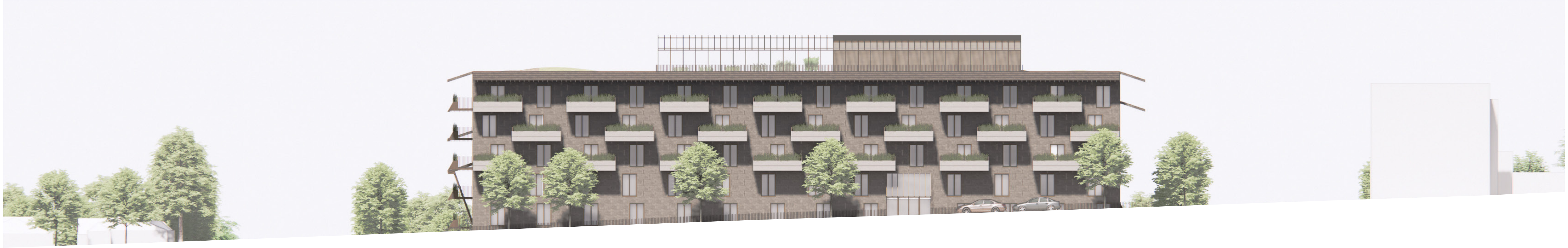
# YESLER SEATTLE RESIDENTIAL
## COURTYARD

> “Where possible, provide common courtyards and yards that are publicly visible and accessible. These spaces should be activated and layered, so that there is a graduation from private outdoor space, to the fully shared realm.”
> *- Central Area Design Guidelines, Open Space Concept (DC3)*

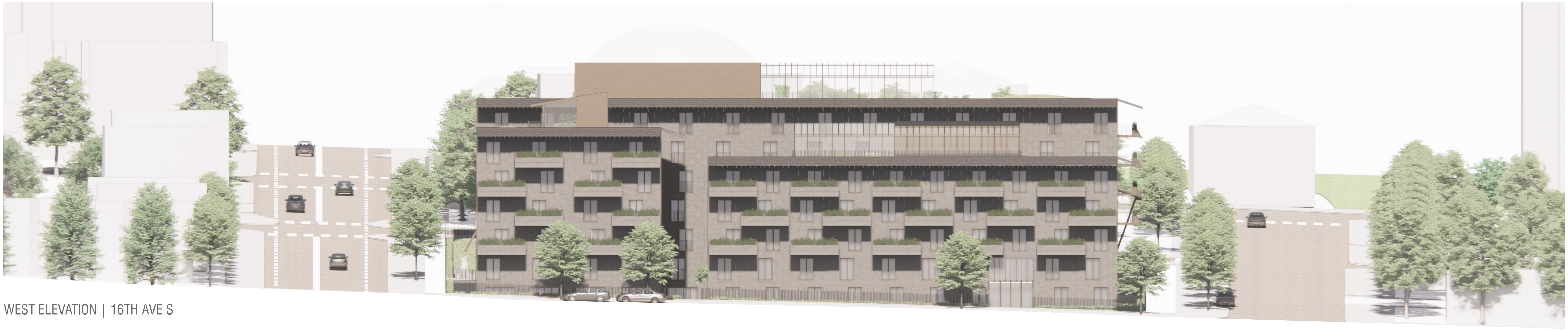


# YESLER SEATTLE RESIDENTIAL

## BUILDING ELEVATIONS



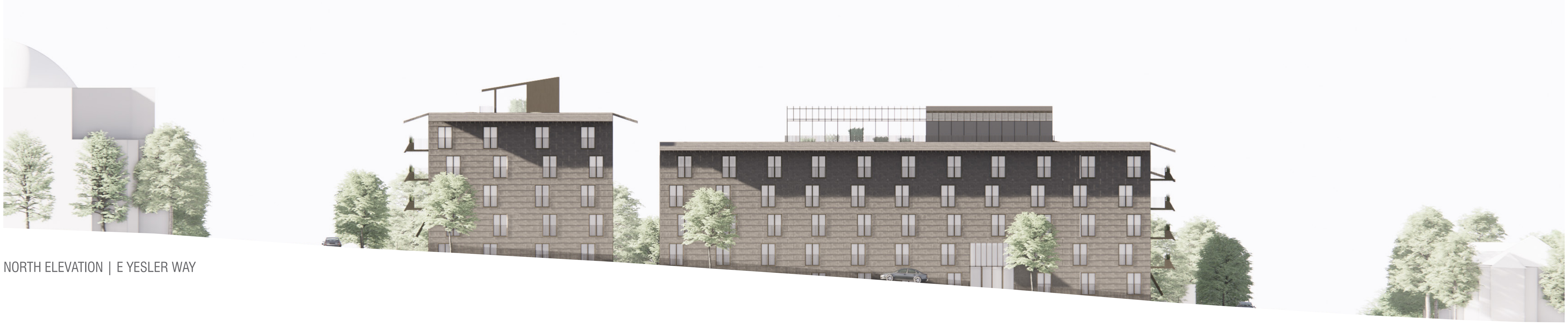
EAST ELEVATION | 17TH AVE S



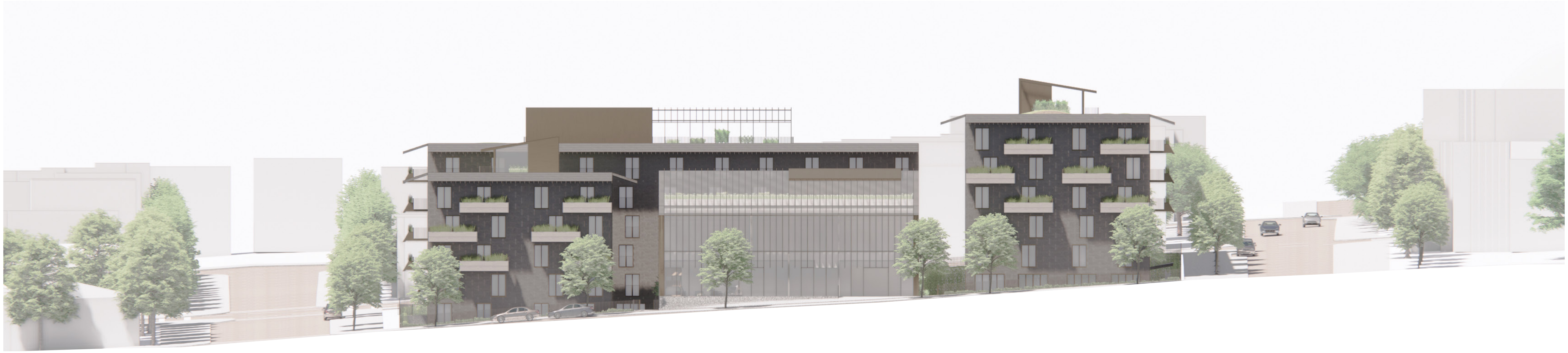
WEST ELEVATION | 16TH AVE S

# YESLER SEATTLE RESIDENTIAL

## BUILDING ELEVATIONS



NORTH ELEVATION | E YESLER WAY



SOUTH ELEVATION | S WASHINGTON ST

Adjaye Associates

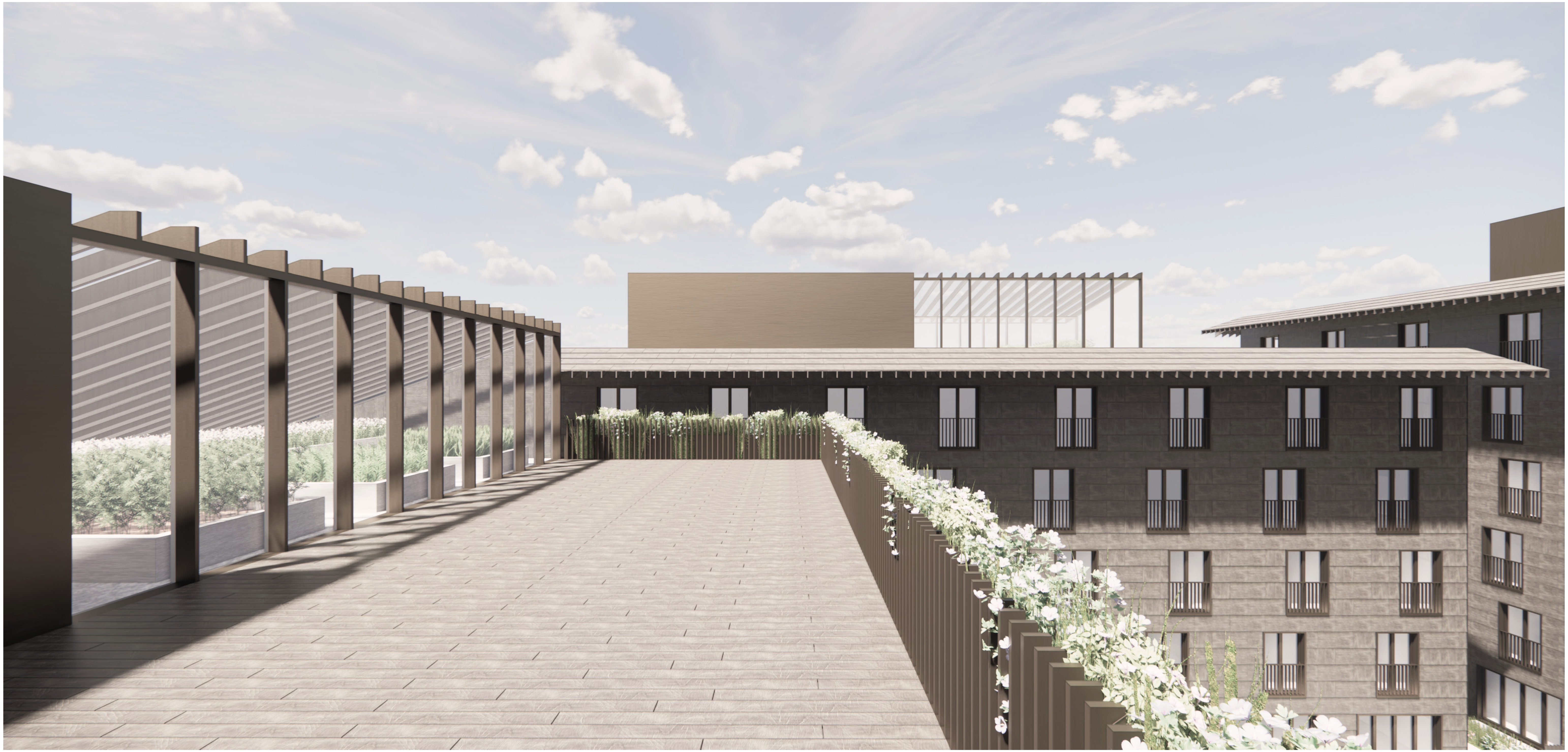
ADDRESS
1 LIBERTY PLAZA, NEW YORK NEW YORK 10006

PROJECT
YESLER SEATTLE RESIDENTIAL

DATE
08 SEPTEMBER 2022

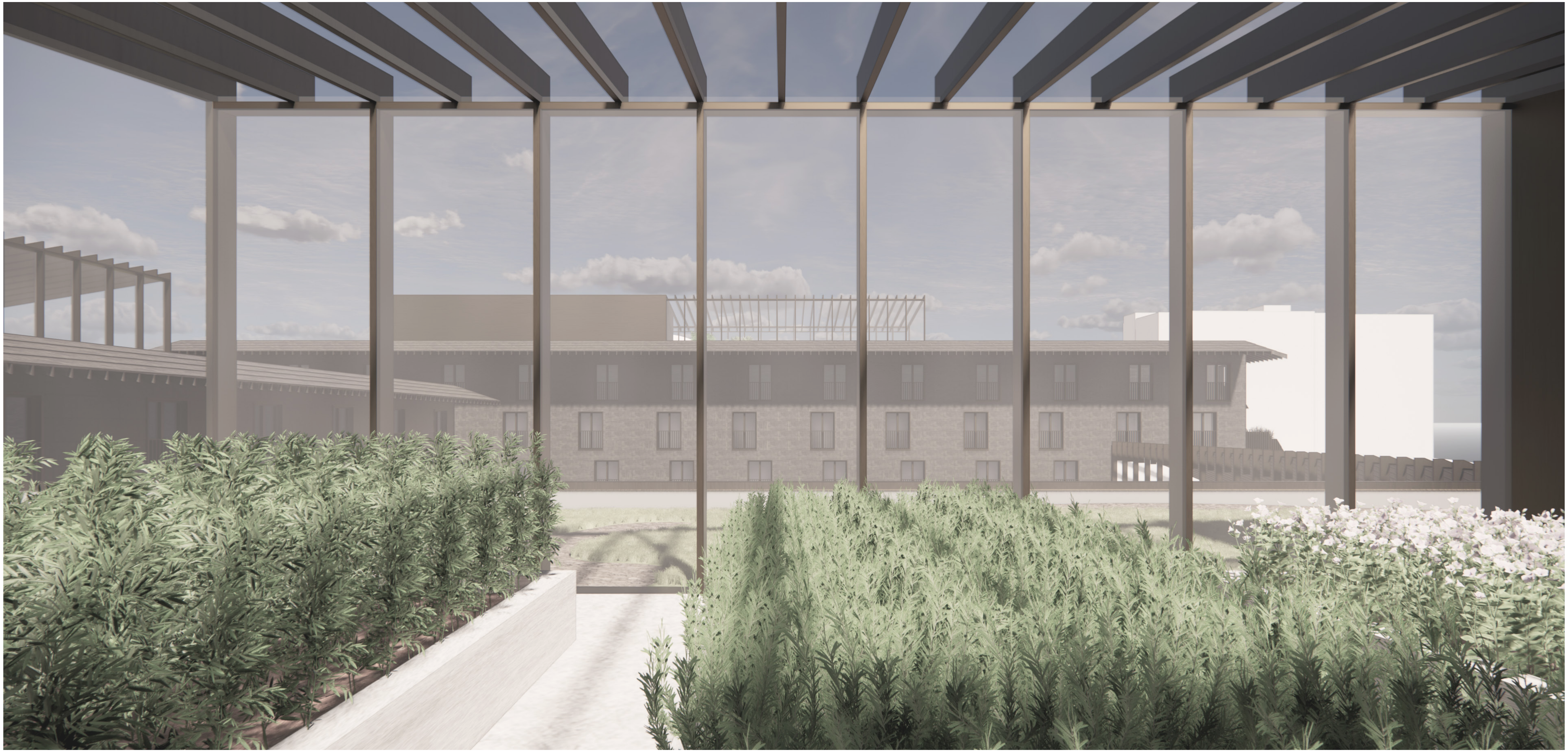
# YESLER SEATTLE RESIDENTIAL
## WINTER GARDEN

“Consider utilizing building rooftops as an opportunity for family gathering and gardening.”
*- Central Area Design Guidelines, Connectivity (PL2)*



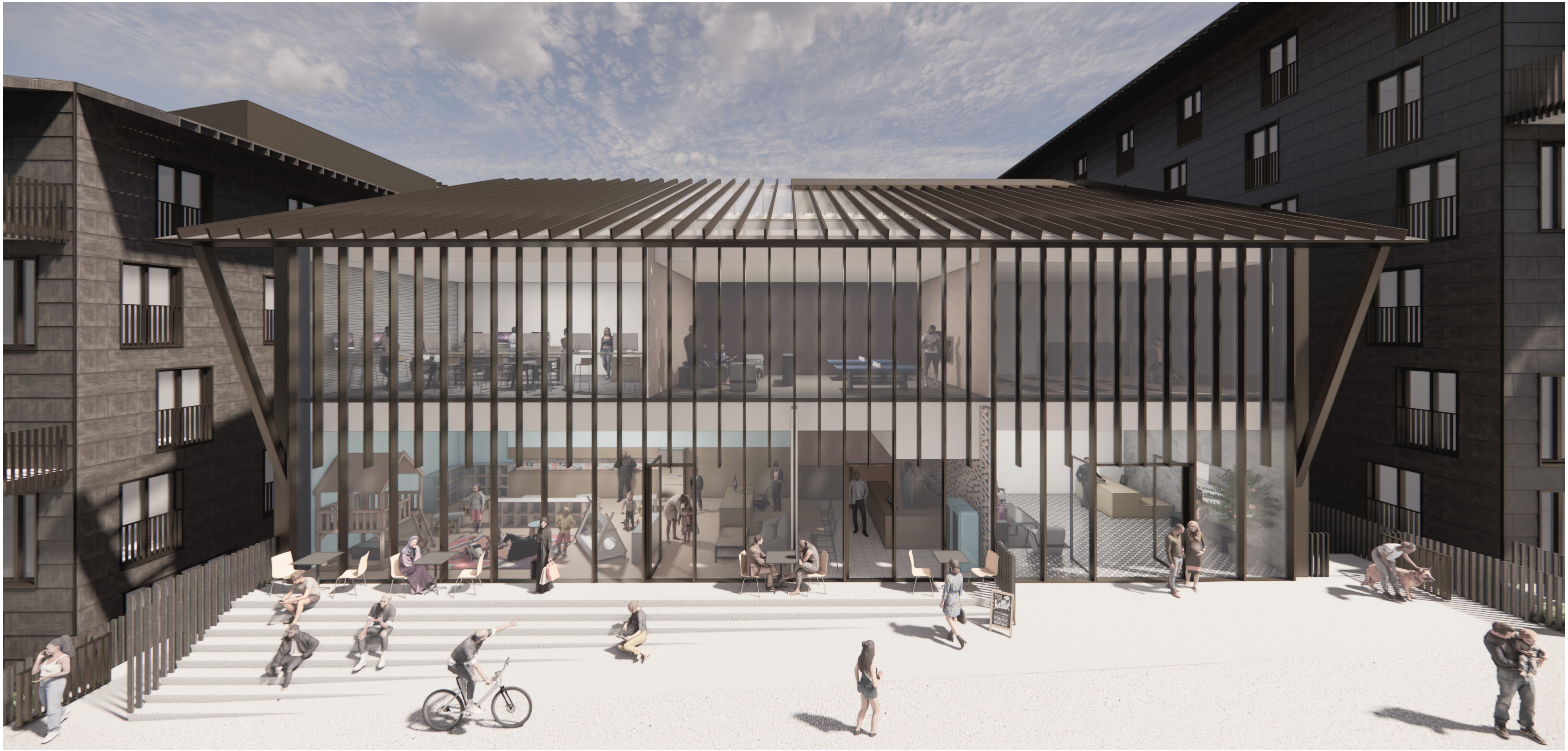
# YESLER SEATTLE RESIDENTIAL
## ROOFTOP CONSERVATORIES

> “When providing vegetation at the roof level, consider urban agriculture instead of a passive green roof to provide residents access to fresh produce.”
> *- Central Area Design Guidelines, Connectivity (PL2)*



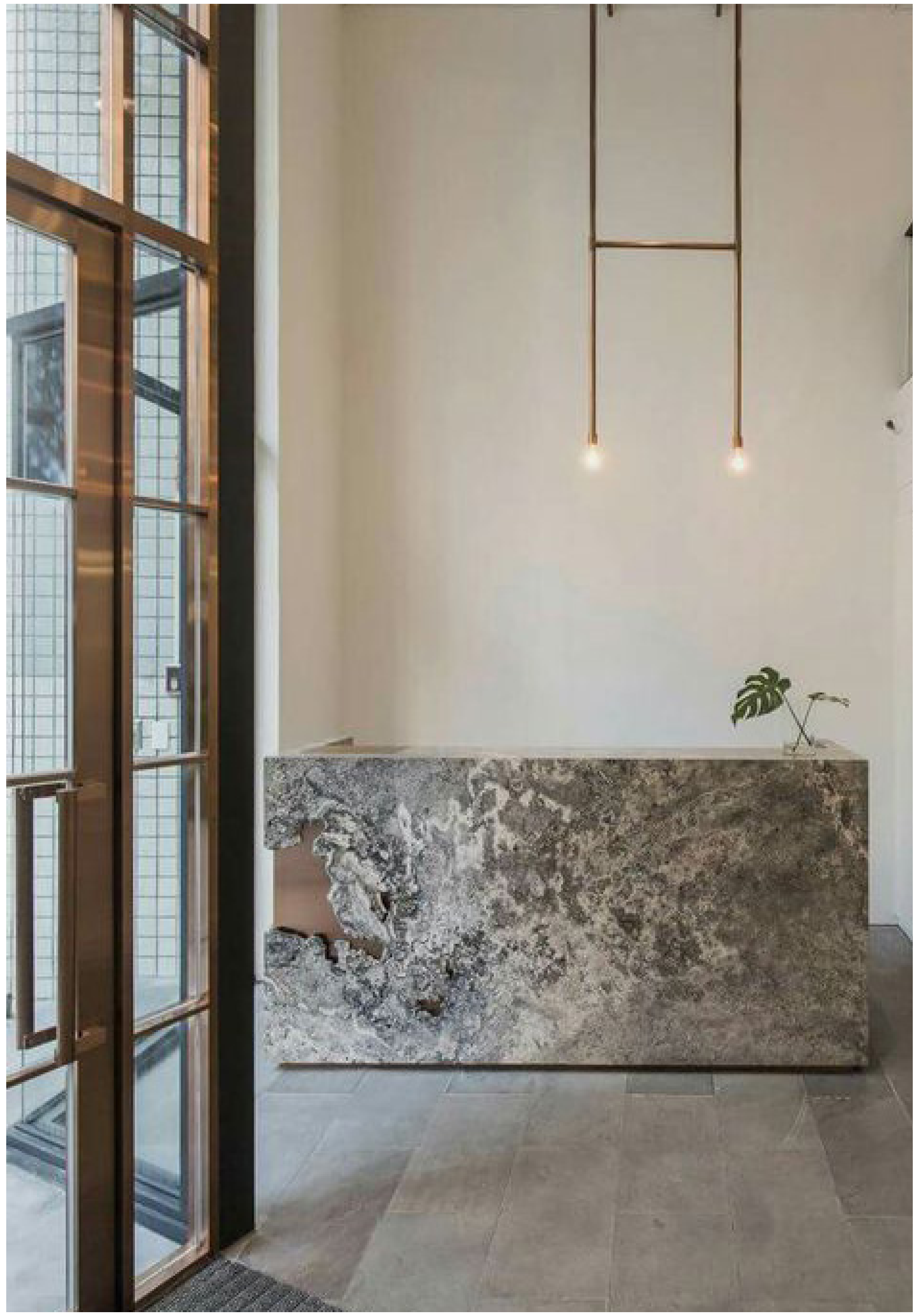
# YESLER SEATTLE RESIDENTIAL
## COMMUNITY SPACE

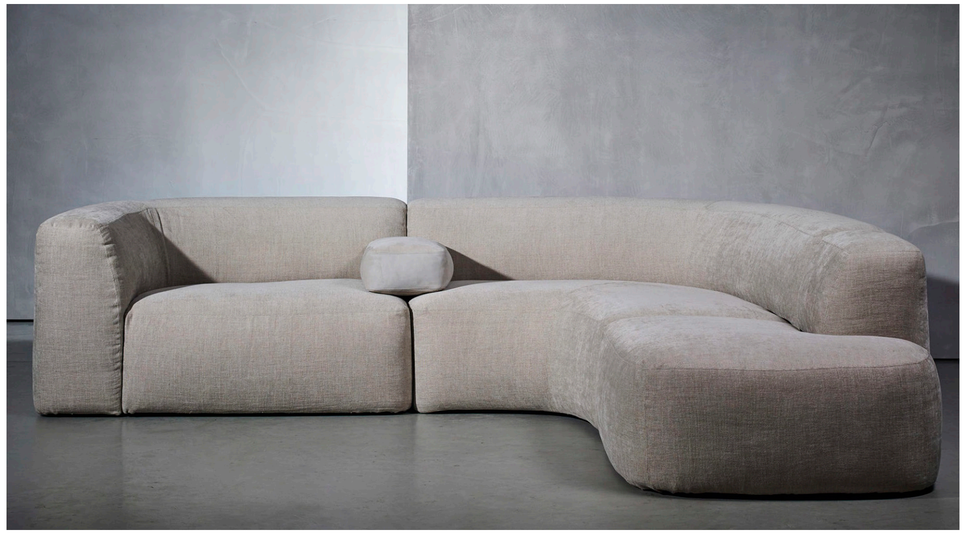
> "Incorporate transparent and open indoor community meeting spaces at the ground level of larger projects... Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm."
> *- Central Area Design Guidelines, Urban Pattern & Form (CS2)*

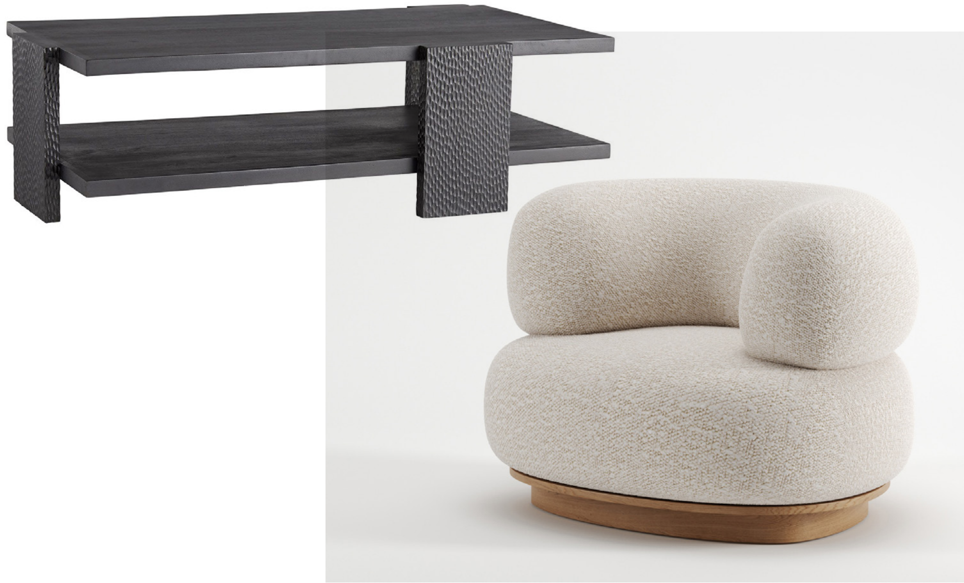


# YESLER SEATTLE RESIDENTIAL

## LOBBY & RECEPTION | LOOK AND FEEL

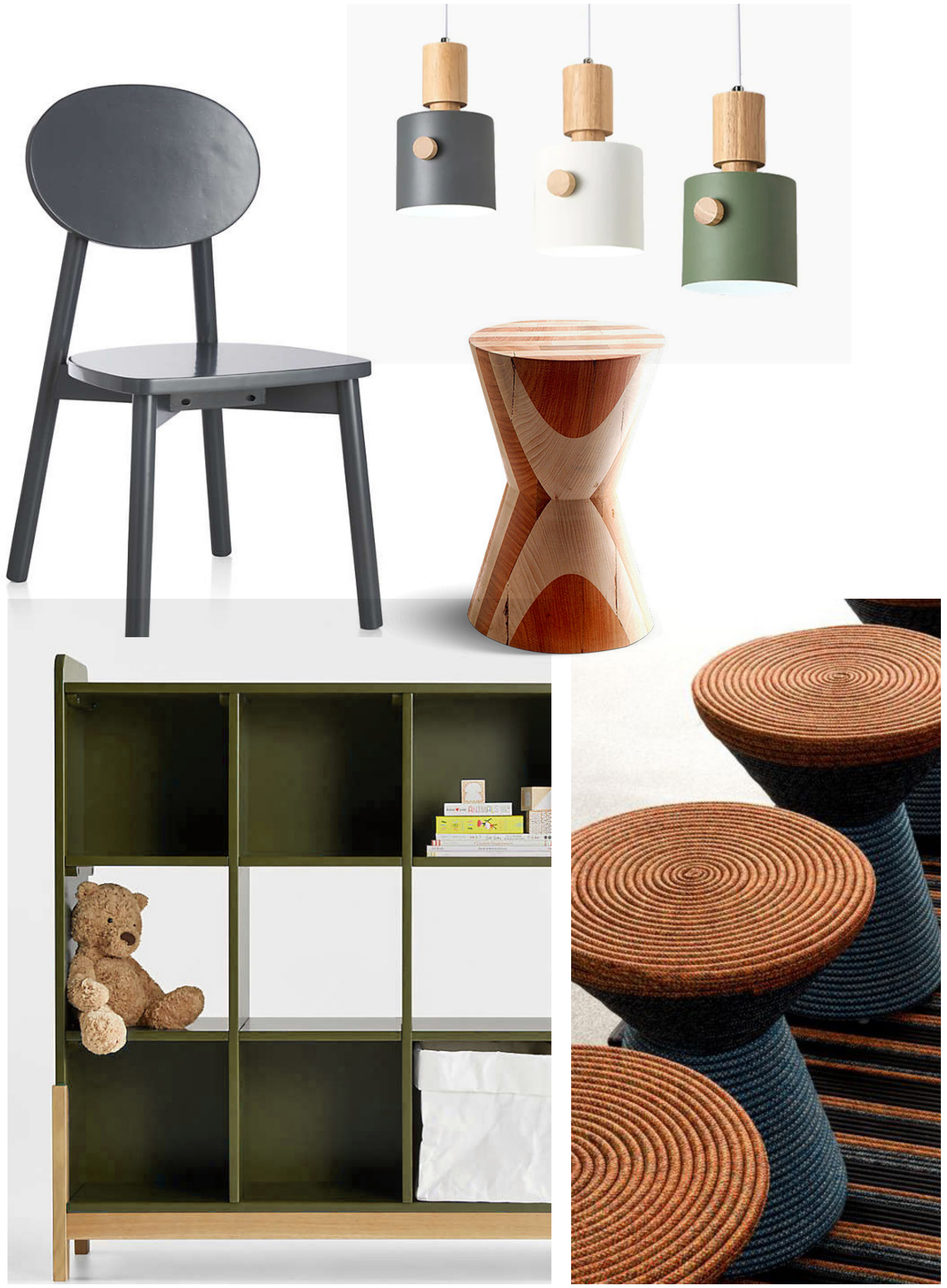




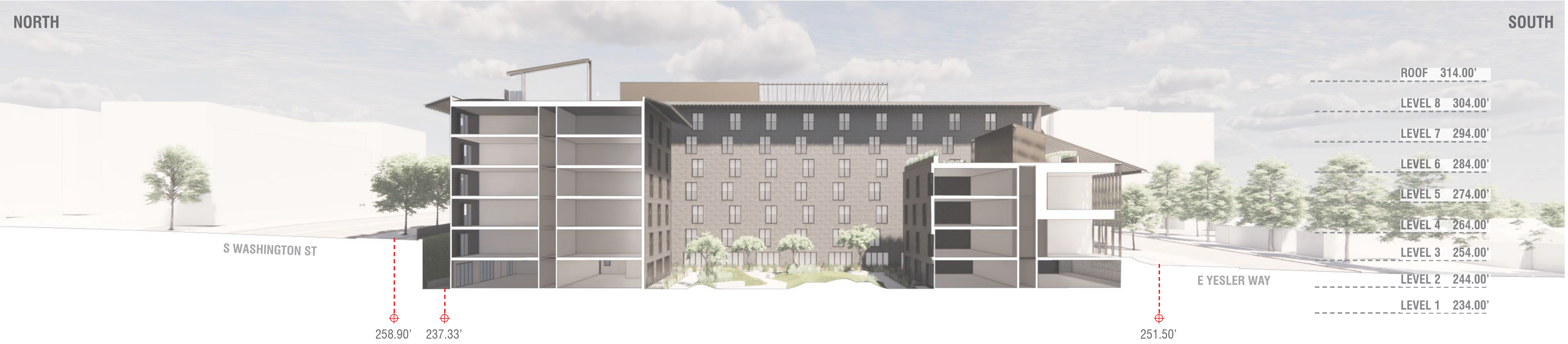


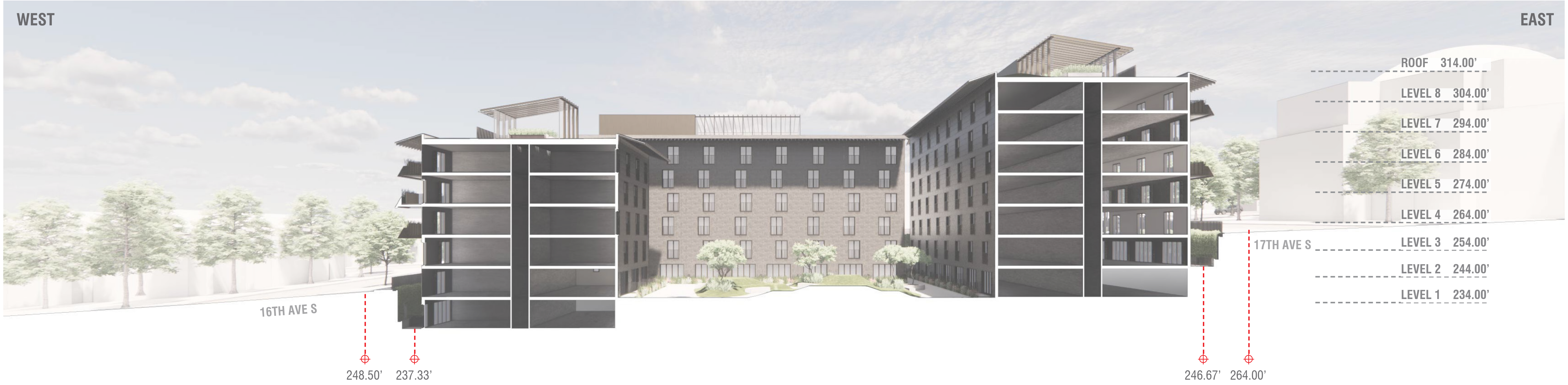
# YESLER SEATTLE RESIDENTIAL

## COMMUNITY CHILDCARE | LOOK AND FEEL



# YESLER SEATTLE RESIDENTIAL
## SECTIONAL PERSPECTIVES


NORTH
SOUTH
ROOF 314.00'
LEVEL 8 304.00'
LEVEL 7 294.00'
LEVEL 6 284.00'
LEVEL 5 274.00'
LEVEL 4 264.00'
LEVEL 3 254.00'
LEVEL 2 244.00'
LEVEL 1 234.00'
S WASHINGTON ST
E YESLER WAY
258.90'
237.33'
251.50'


WEST
EAST
ROOF 314.00'
LEVEL 8 304.00'
LEVEL 7 294.00'
LEVEL 6 284.00'
LEVEL 5 274.00'
LEVEL 4 264.00'
LEVEL 3 254.00'
LEVEL 2 244.00'
LEVEL 1 234.00'
16TH AVE S
17TH AVE S
248.50'
237.33'
246.67'
264.00'

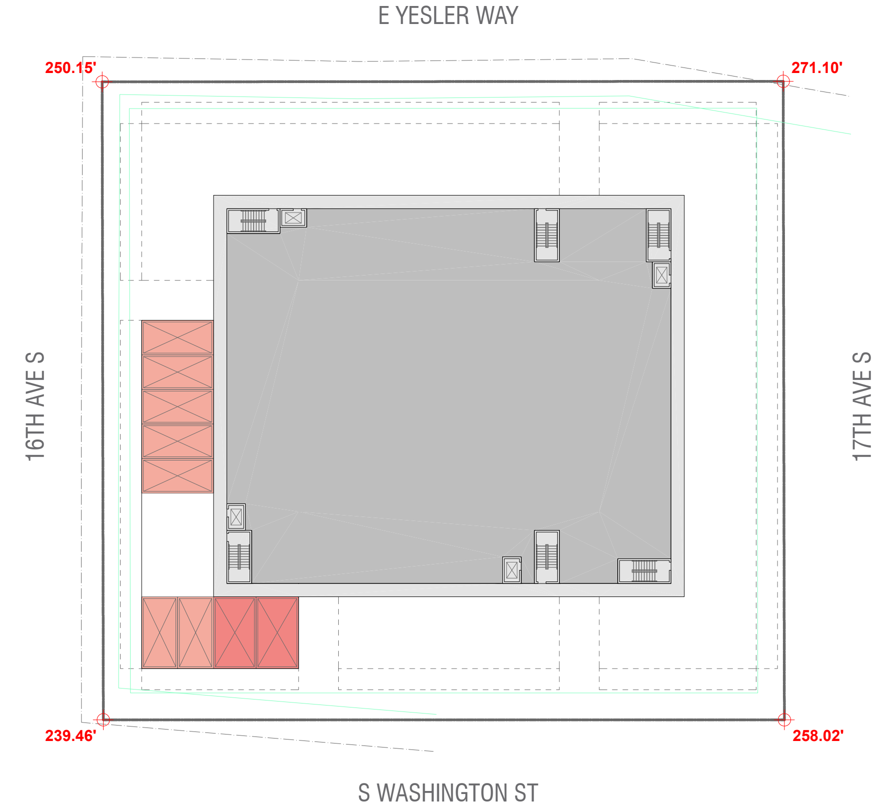
# DESIGN

## UNITS & PLANNING

Adjaye Associates

# YESLER SEATTLE RESIDENTIAL

## FLOOR PLANS | LEVELS 1-2


E YESLER WAY
250.15'
271.10'
16TH AVE S
17TH AVE S
239.46'
258.02'
S WASHINGTON ST

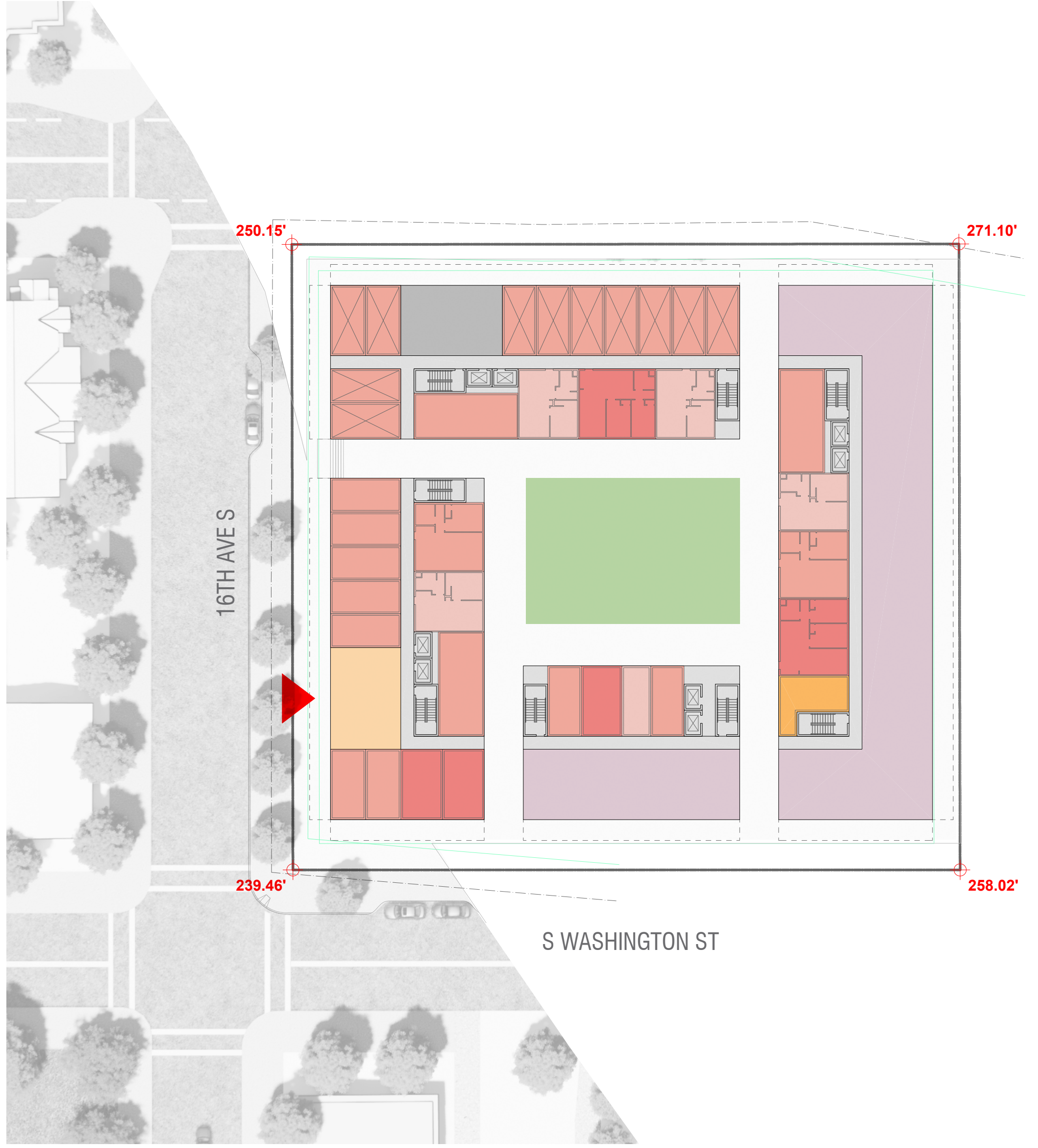
N

ELEVATION: 237.33'

| | |
|---|---|
| STUDIO | 0x |
| 1-BED A | 0x |
| 1-BED B | 0x |
| 2-BED | 0x |

**LEVEL 1**

30,075 SF


250.15'
271.10'
16TH AVE S
239.46'
258.02'
S WASHINGTON ST

N

ELEVATION: 246.67'

| | |
|---|---|
| STUDIO | 1x |
| 1-BED A | 5x |
| 1-BED B | 14x |
| 2-BED | 5x |

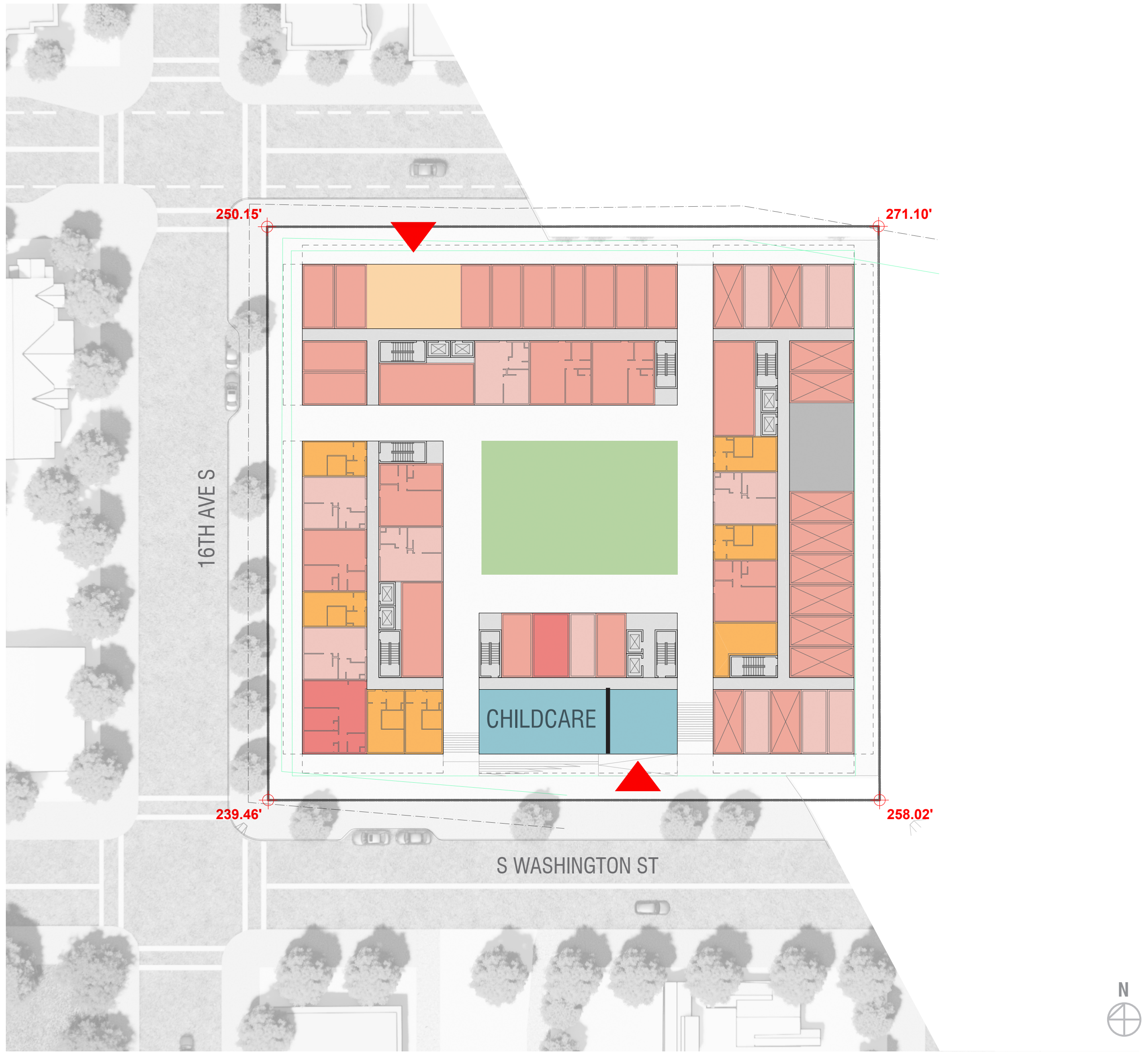
**LEVEL 2**

33,984 SF

- 🟧 STUDIO (400 SF)
- ■ 1-BED A (600 SF)
- ■ 1-BED B (700 SF)
- 🟥 2-BED (800 SF)
- ■ RESI LOBBY
- ☒ DUPLEX UNITS
- ■ COMMUNITY SPACE
- 🟩 GREENSPACE
- ■ BIKE STORAGE
- ■ CIRCULATION & CORES
- ■ MANAGER UNITS & COMMON AREAS
- PROPERTY LINE
- POWER LINES
- — POWER LINE SETBACK
- - - BALCONIES ABOVE

## YESLER SEATTLE RESIDENTIAL

FLOOR PLANS | LEVELS 3-4

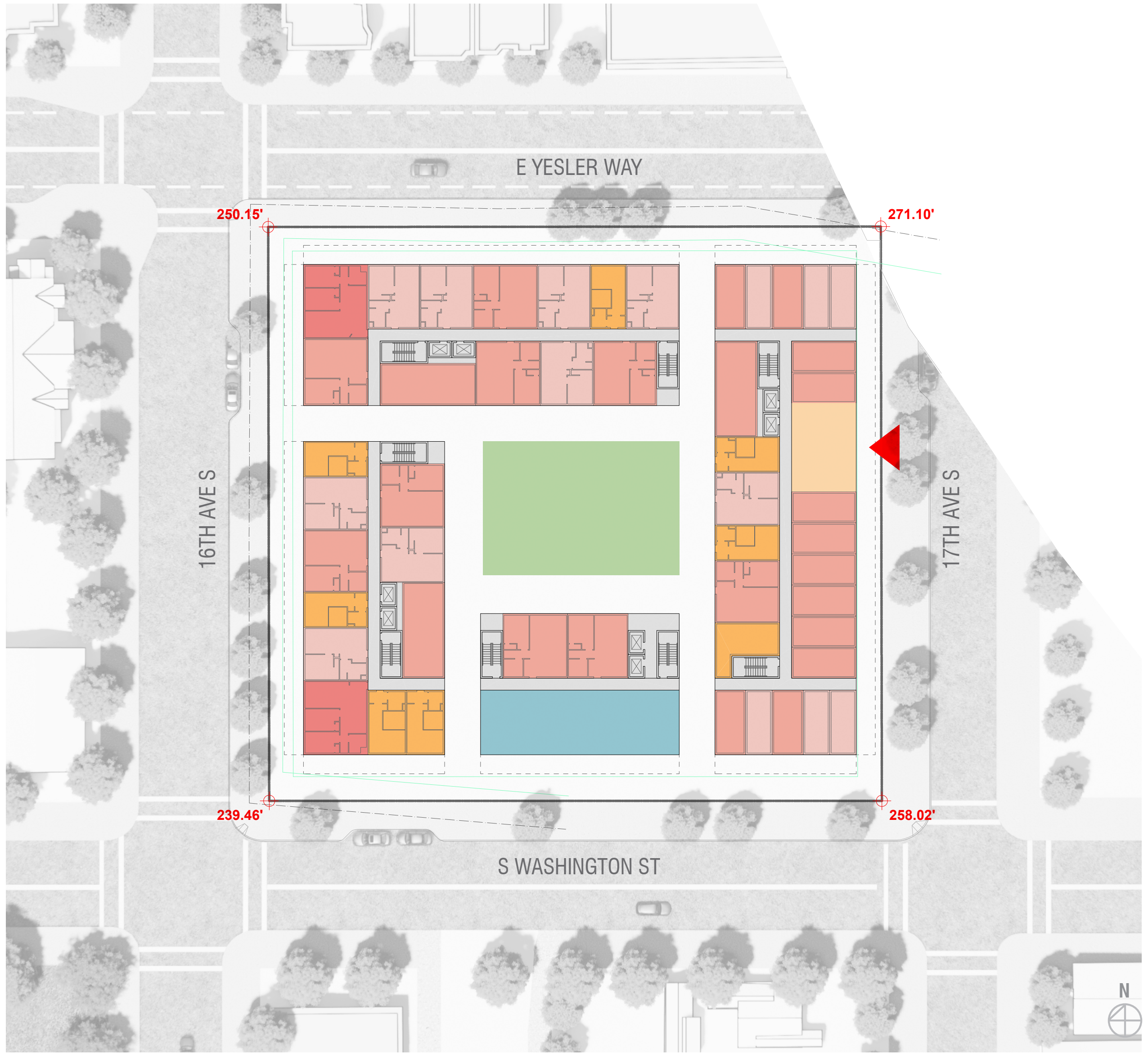

250.15'
271.10'
16TH AVE S
CHILDCARE
239.46'
258.02'
S WASHINGTON ST
N

ELEVATION: 256.00'

| | |
|---|---|
| STUDIO | 7x |
| 1-BED A | 6x |
| 1-BED B | 21x |
| 2-BED | 2x |

### LEVEL 3

33,984 SF


E YESLER WAY
250.15'
271.10'
16TH AVE S
17TH AVE S
239.46'
258.02'
S WASHINGTON ST
N

ELEVATION: 265.33'

| | |
|---|---|
| STUDIO | 8x |
| 1-BED A | 15x |
| 1-BED B | 24x |
| 2-BED | 2x |

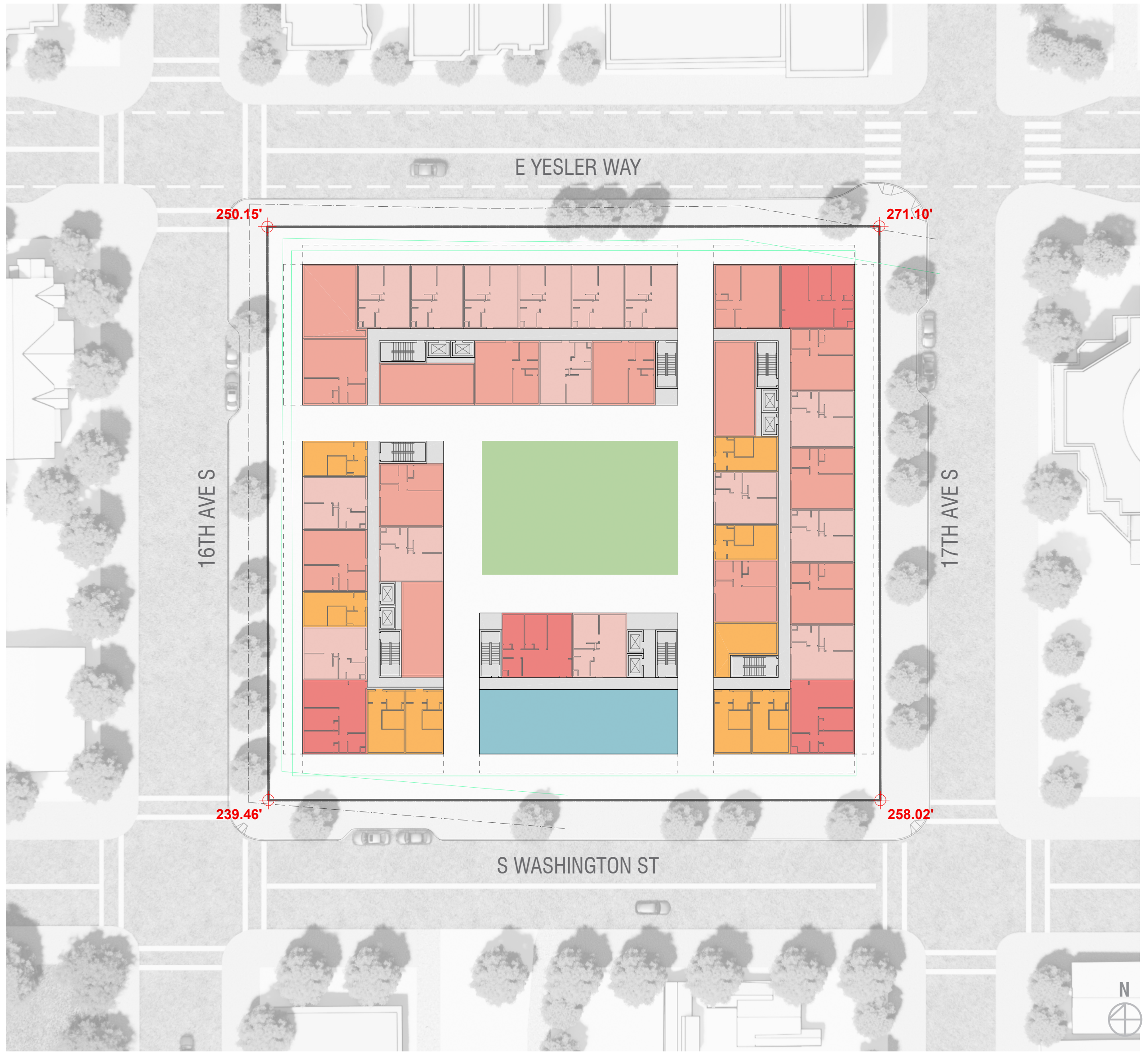
### LEVEL 4

33,984 SF

- 🟧 STUDIO (400 SF)
- 🟥 1-BED A (600 SF)
- 🟥 1-BED B (700 SF)
- 🟥 2-BED (800 SF)
- 🟨 RESI LOBBY
- ☒ DUPLEX UNITS
- 🟦 COMMUNITY SPACE
- 🟩 GREENSPACE
- 🟪 BIKE STORAGE
- ⬜ CIRCULATION & CORES
- ⬛ MANAGER UNITS & COMMON AREAS
- PROPERTY LINE
- POWER LINES
- POWER LINE SETBACK
- BALCONIES ABOVE

# YESLER SEATTLE RESIDENTIAL

## FLOOR PLANS | LEVELS 5-6

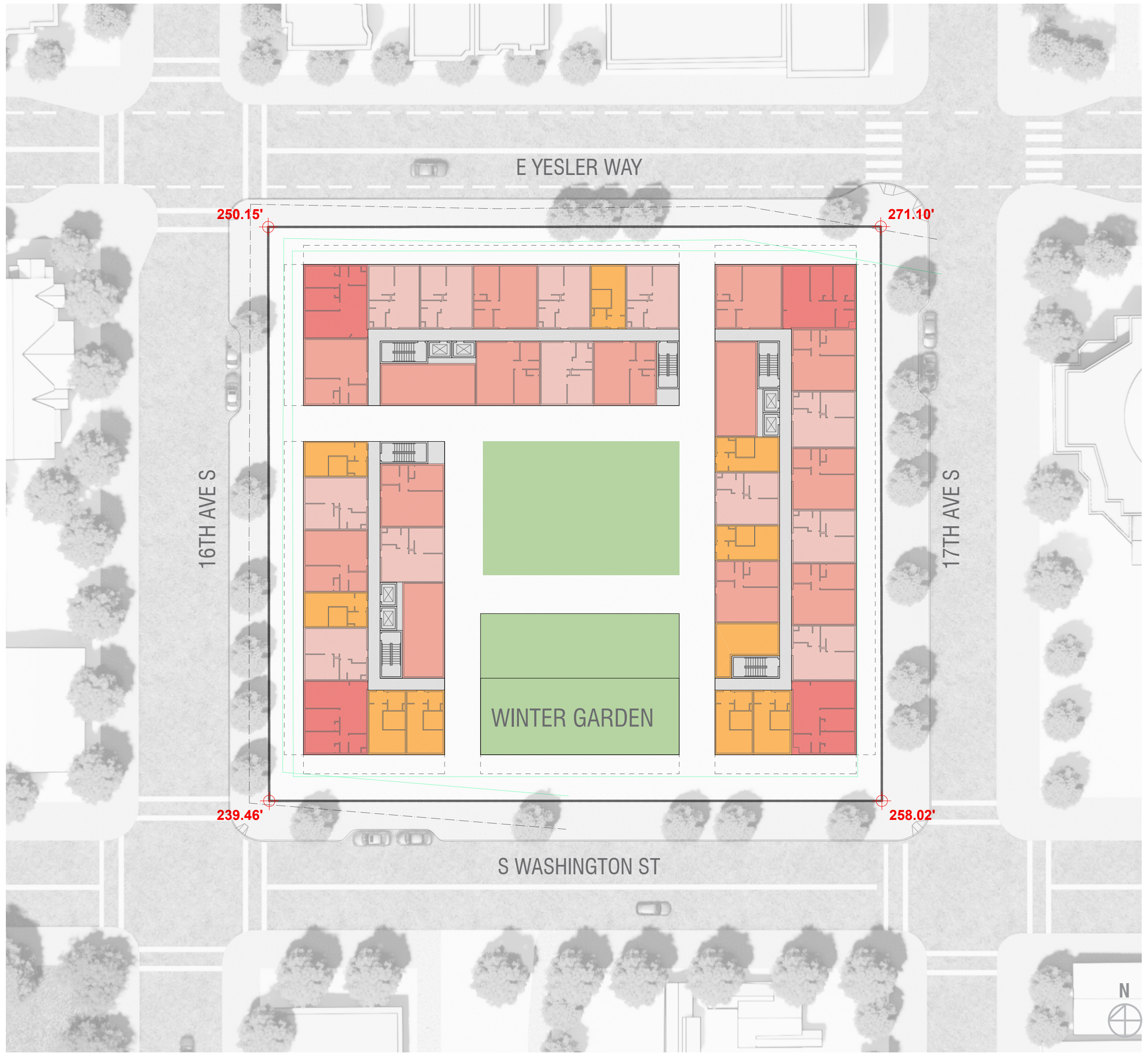

E YESLER WAY
250.15'
271.10'
16TH AVE S
17TH AVE S
239.46'
258.02'
S WASHINGTON ST
N

ELEVATION: 274.67’

| | |
|---|---|
| STUDIO | 9x |
| 1-BED A | 15x |
| 1-BED B | 14x |
| 2-BED | 4x |

**LEVEL 5**

33,984 SF


E YESLER WAY
250.15'
271.10'
16TH AVE S
17TH AVE S
WINTER GARDEN
239.46'
258.02'
S WASHINGTON ST
N

ELEVATION: 284.00’

| | |
|---|---|
| STUDIO | 10x |
| 1-BED A | 12x |
| 1-BED B | 14x |
| 2-BED | 4x |

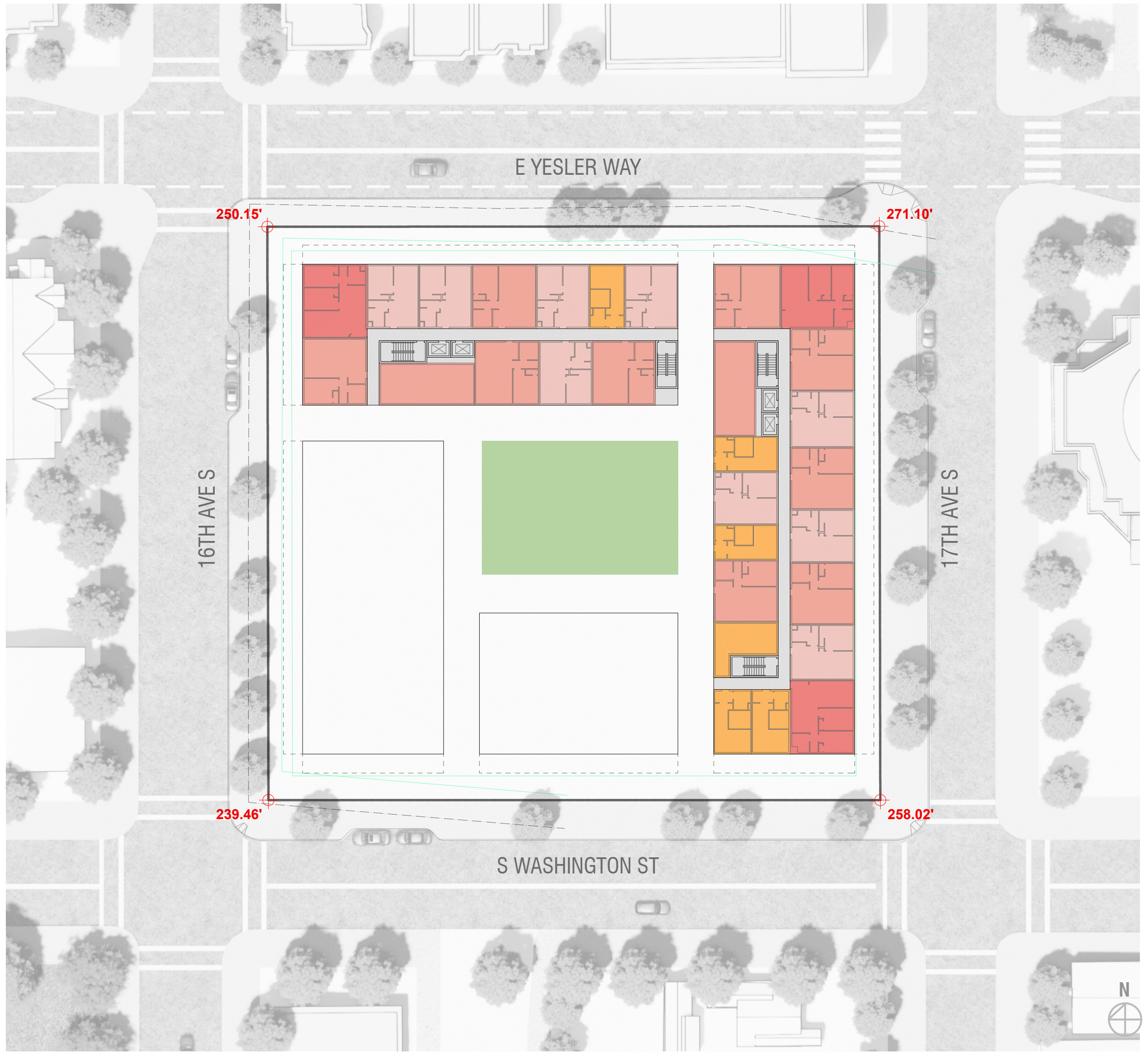
**LEVEL 6**

33,984 SF

- 🟧 STUDIO (400 SF)
- ■ 1-BED A (600 SF)
- ■ 1-BED B (700 SF)
- 🟥 2-BED (800 SF)
- ■ RESI LOBBY
- ☒ DUPLEX UNITS
- ■ COMMUNITY SPACE
- 🟩 GREENSPACE
- ■ BIKE STORAGE
- ■ CIRCULATION & CORES
- ■ MANAGER UNITS & COMMON AREAS
- PROPERTY LINE
- POWER LINES
- POWER LINE SETBACK
- BALCONIES ABOVE

# YESLER SEATTLE RESIDENTIAL

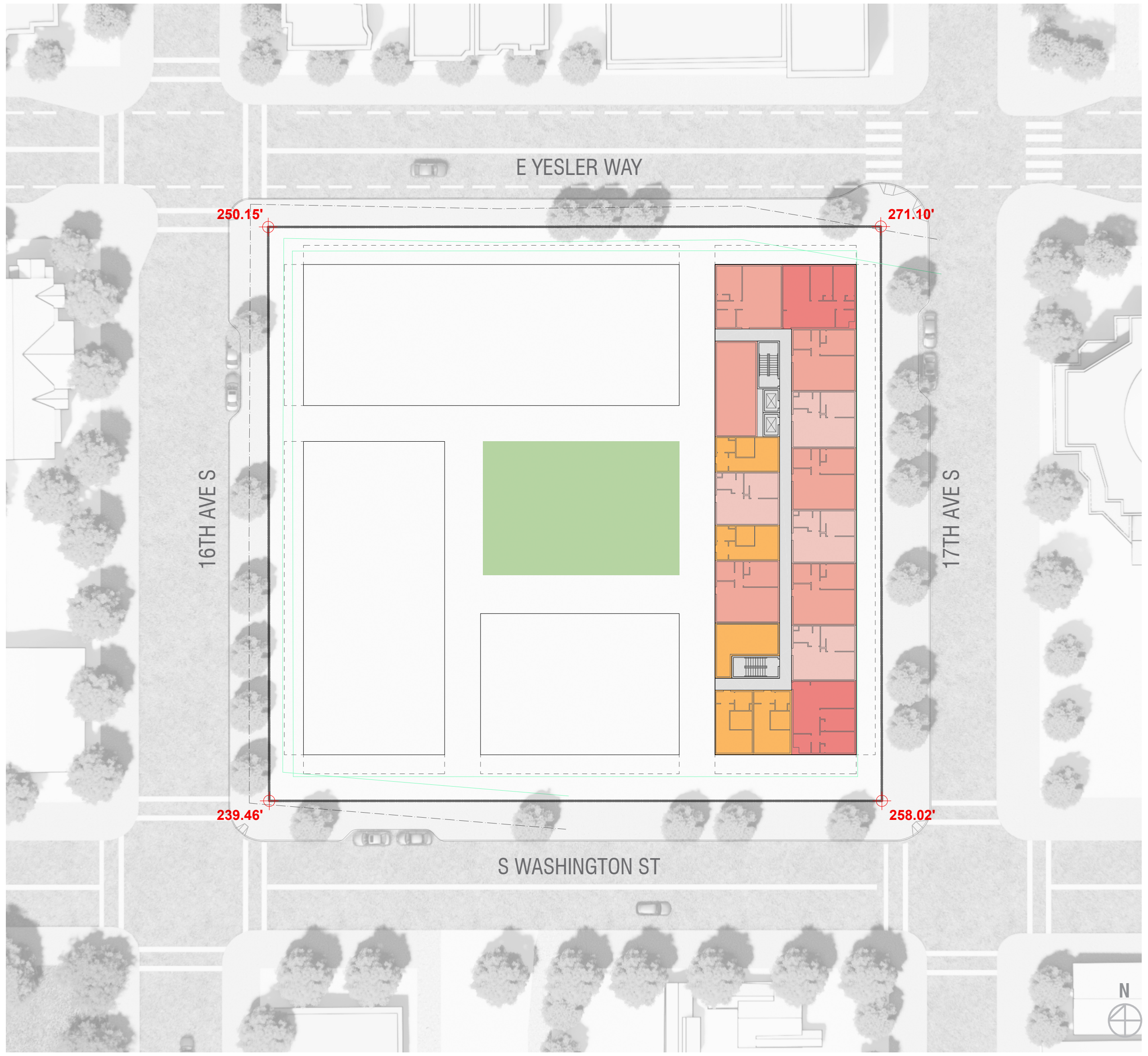
## FLOOR PLANS | LEVELS 7-8


E YESLER WAY
250.15'
271.10'
16TH AVE S
17TH AVE S
239.46'
258.02'
S WASHINGTON ST
N

ELEVATION: 293.33'

| | |
|---|---|
| STUDIO | 6x |
| 1-BED A | 9x |
| 1-BED B | 11x |
| 2-BED | 3x |

**LEVEL 7**
21,358 SF


E YESLER WAY
250.15'
271.10'
16TH AVE S
17TH AVE S
239.46'
258.02'
S WASHINGTON ST
N

ELEVATION: 302.67'

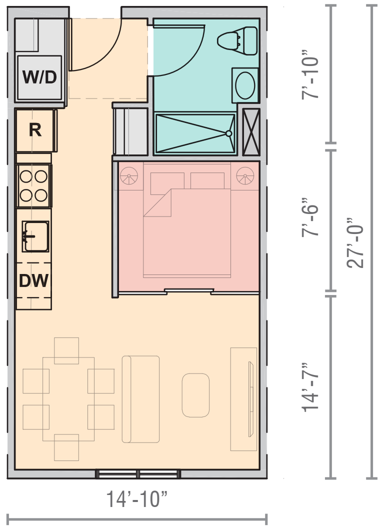
| | |
|---|---|
| STUDIO | 5x |
| 1-BED A | 4x |
| 1-BED B | 6x |
| 2-BED | 2x |

**LEVEL 8**
12,095 SF

- 🟧 STUDIO (400 SF)
- 🟥 1-BED A (600 SF)
- 🟥 1-BED B (700 SF)
- 🟥 2-BED (800 SF)
- 🟨 RESI LOBBY
- ☒ DUPLEX UNITS
- 🟦 COMMUNITY SPACE
- 🟩 GREENSPACE
- 🟪 BIKE STORAGE
- ⬜ CIRCULATION & CORES
- ⬛ MANAGER UNITS & COMMON AREAS
- — PROPERTY LINE
- POWER LINES
- POWER LINE SETBACK
- BALCONIES ABOVE

# YESLER SEATTLE RESIDENTIAL

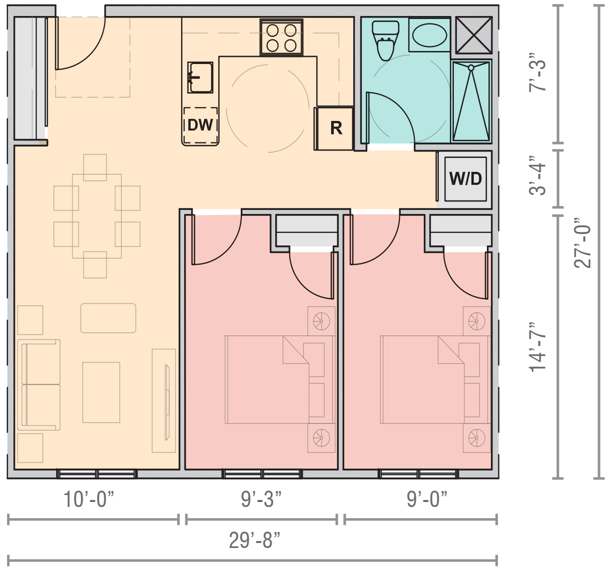
## RESIDENTIAL UNIT PLANS | SINGLE DETACHED


W/D
R
DW
7'-10"
7'-6"
14'-7"
27'-0"
14'-10"

### TYP. STUDIO UNIT PLAN

400 SF

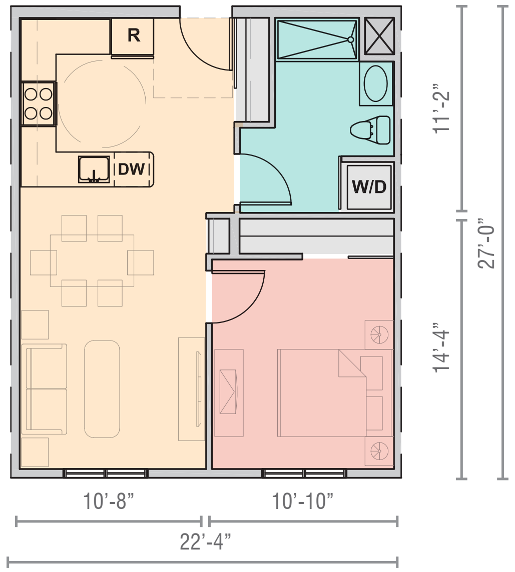
TARGET: 47 UNITS
ACHIEVED: 46 UNITS


DW
R
W/D
7'-3"
3'-4"
14'-7"
27'-0"
10'-0"
9'-3"
9'-0"
29'-8"

### TYP. 2-BED UNIT PLAN

800 SF

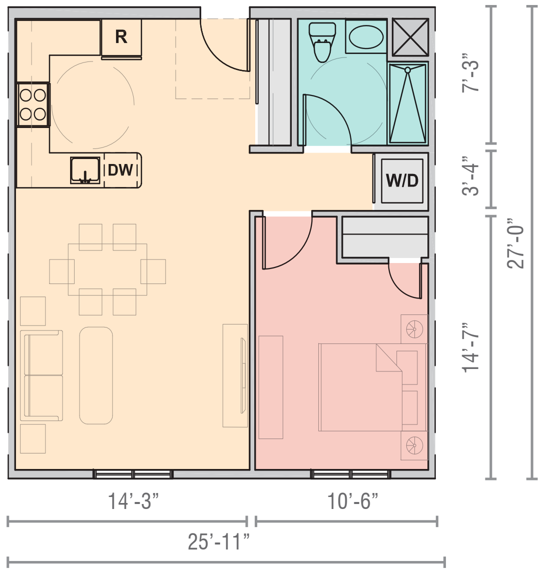
TARGET: 23 UNITS
ACHIEVED: 22 UNITS


R
DW
W/D
11'-2"
14'-4"
27'-0"
10'-8"
10'-10"
22'-4"

### TYP. 1-BED A UNIT PLAN

600 SF

TARGET: 91 UNITS
ACHIEVED: 66 UNITS


R
DW
W/D
7'-3"
3'-4"
14'-7"
27'-0"
14'-3"
10'-6"
25'-11"

### TYP. 1-BED B UNIT PLAN

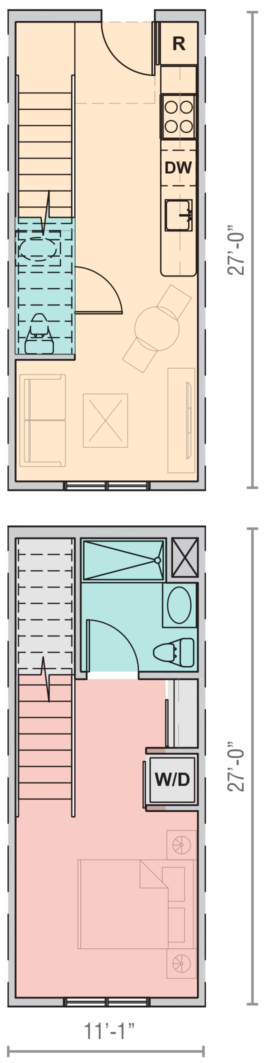
700 SF

TARGET: 124 UNITS
ACHIEVED: 104 UNITS

🟧 LIVING
🟥 BEDROOM
🟩 BATHROOM
⬜ STORAGE

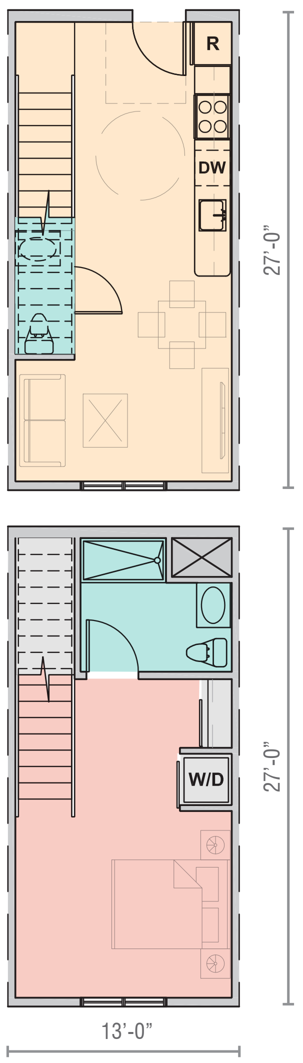
# YESLER SEATTLE RESIDENTIAL

## RESIDENTIAL UNIT PLANS | DUPLEX


R
DW
W/D
27'-0"
27'-0"
11'-1"

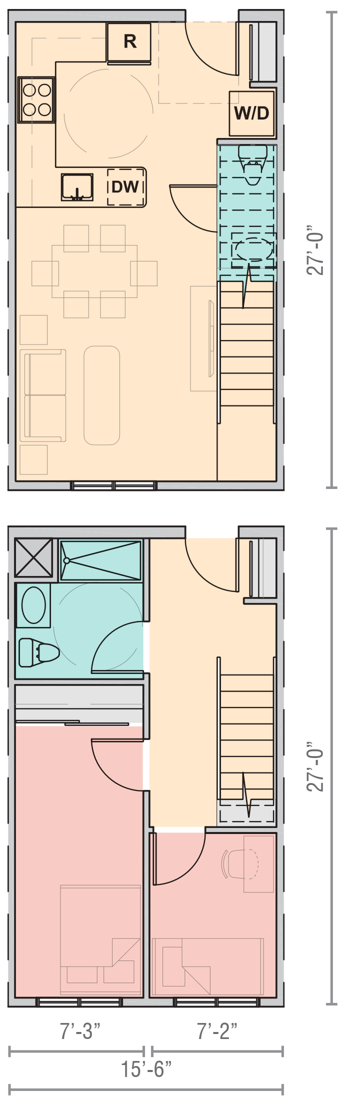
**TYP. 1-BED A UNIT PLAN**
600 SF

TARGET: 91 UNITS
ACHIEVED: 66 UNITS


R
DW
W/D
27'-0"
27'-0"
13'-0"

**TYP. 1-BED B UNIT PLAN**
700 SF

TARGET: 124 UNITS
ACHIEVED: 104 UNITS


R
W/D
DW
27'-0"
27'-0"
7'-3"
7'-2"
15'-6"

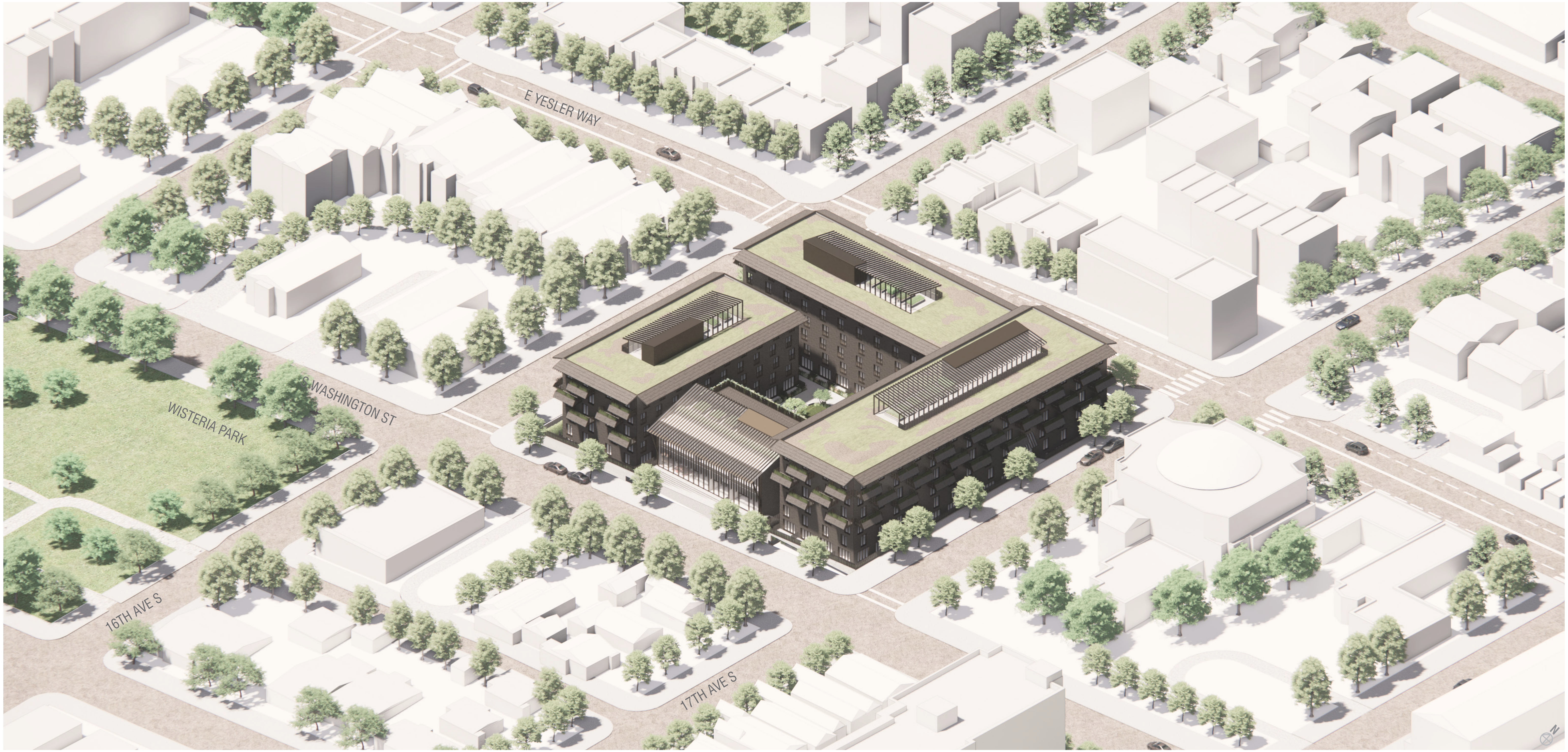
**TYP. 2-BED UNIT PLAN**
800 SF

TARGET: 23 UNITS
ACHIEVED: 22 UNITS

🟧 LIVING
🟥 BEDROOM
🟦 BATHROOM
⬜ STORAGE

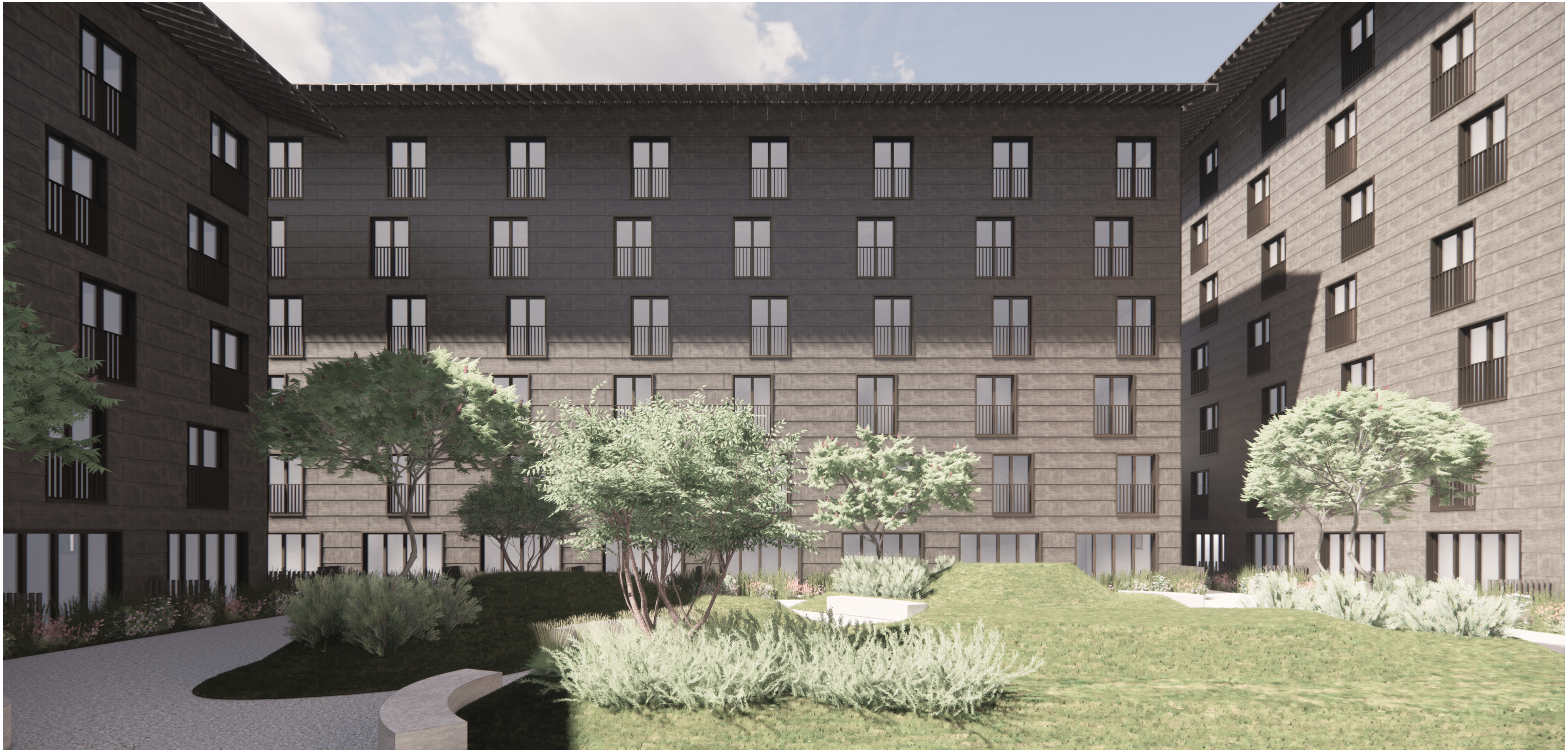
# YESLER SEATTLE RESIDENTIAL

## SOUTHEAST VIEW


E YESLER WAY
S WASHINGTON ST
WISTERIA PARK
16TH AVE S
17TH AVE S
N

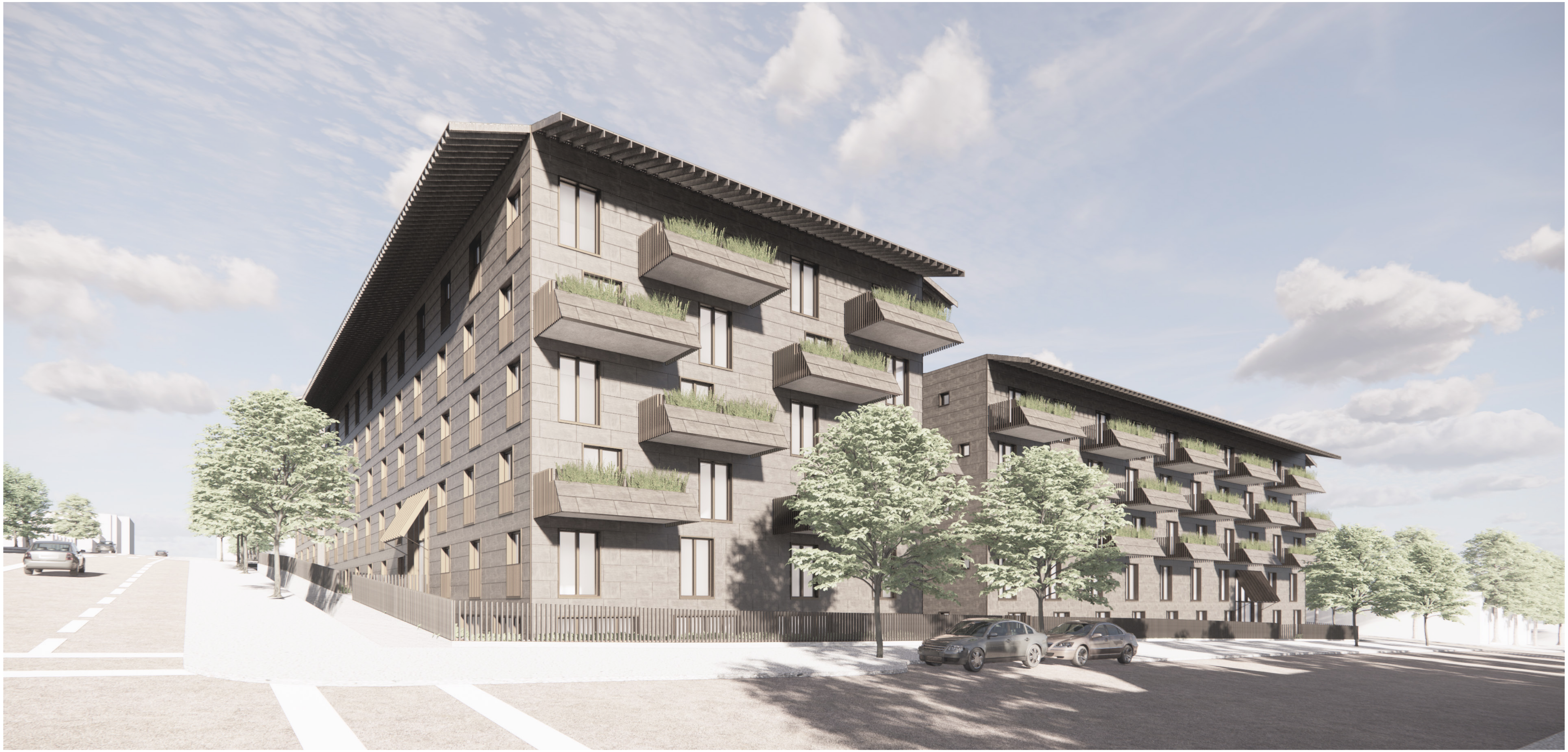
# YESLER SEATTLE RESIDENTIAL

## COURTYARD



# YESLER SEATTLE RESIDENTIAL

## NORTHWEST STREET VIEW



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